



## The Glade, Escrick Asking Price £399,995

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A detached bungalow set with this highly regarded and much sought after development featuring substantial rear garden, Integral garage, and with huge scope for further expansion and improvement.



## Accommodation

An ideal opportunity for professional couples and retirees to acquire this spacious, 2 bedroom detached bungalow set within the heart of Escrick, benefitting from generous gardens with enormous scope for further expansion and improvements.

Internally, the property is entered via a double glazed front door into an L shaped reception hall which services all the internal accommodation.

The principal reception room with a spacious through lounge having a feature cast iron stove set within an exposed brick fire surround. The lounge benefits from twin radiators and includes a television aerial point with ample space for living and dining furniture.

French doors lead through into the conservatory which overlooks the rear garden and is of brick and uPVC construction with surrounding casement windows, radiator and French doors.



The property features a breakfast kitchen having a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven and grill with 4 point ceramic hob unit and extractor fan. The kitchen provides ample space for a freestanding breakfast table, and benefits further from tiled flooring, ceiling down lighters and a double glazed rear entrance door.

There are 2 double bedrooms within the property, the main bedroom of which is located at the rear and includes an ensuite bathroom with a low flush W.C. wash hand basin and inset bath with wall mounted shower attachment and full height tiled splashbacks.

Bedroom 2 is located at the front of the house, with both bedrooms 1 and 2 benefitting from built-in wardrobes, double glazed casement windows and radiators.



The internal accommodation is completed by a house bathroom which has a low flush W.C. wash hand basin and walk-in shower cubicle.

## To The Outside

The property is accessed directly off The Glade onto a front driveway which provides off street parking and in turn accesses the integral garage which has a remote activated up and over garage door and is equipped with electric light and power.

Directly to the front of the property is a covered storm porch with central pedestrian pathway which separates a lawned front garden with surrounding herbaceous borders. There is gated access from the side of the property through into the rear garden.

Adjoining the rear elevation is a substantial flagged and paved patio with covered pergola, being an extension of the internal accommodation, ideal for outside entertaining.

The patio steps out onto a rear garden which stretches to approximately 40m in length, being extensively laid to lawn with surrounding herbaceous borders.



The rear garden is private and enclosed to all sides by fenced boundaries with further rectangular and circular patios, both of which provide ample space for garden furniture.

Located to the rear of the garage is a utility room, with access from both the garage and the garden as well as a garden store. The outbuildings provide excellent external storage accommodation.

Crucially the property is being offered for sale with both vacant possession and no on-ward chain and an early inspecting is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Oil C/H, Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: TBC

EPC Rating: E

Council Tax: E - North Yorkshire Council

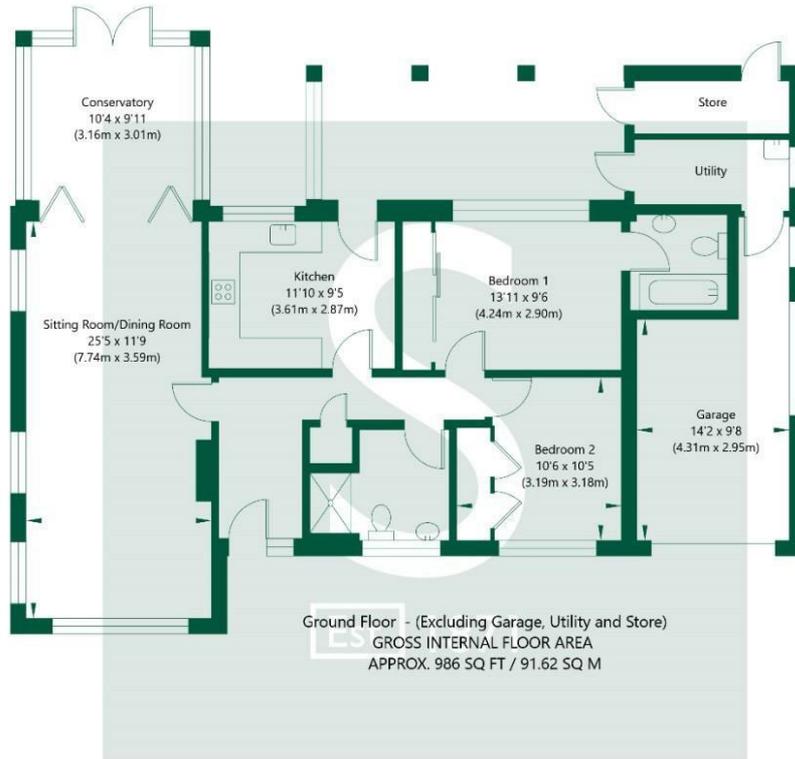
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

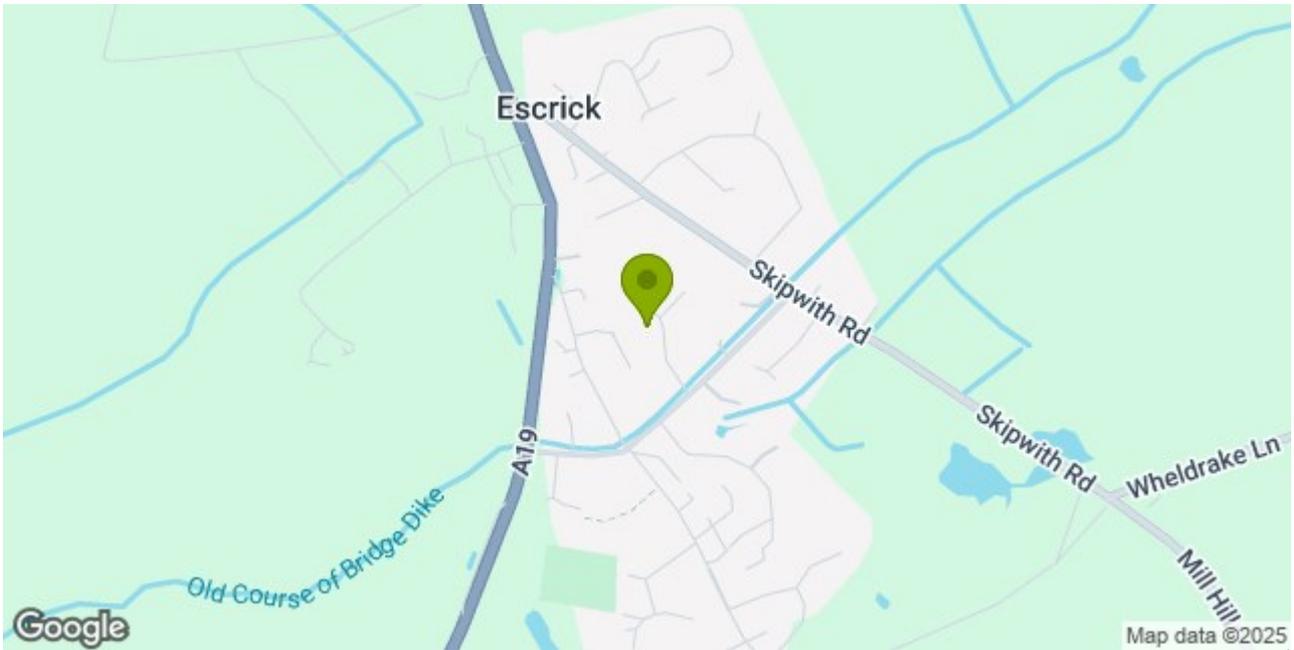
\*Download speeds vary by broadband providers so please check with them before purchasing.



The Glade, Escrick, York, YO19 6JH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 986 SQ FT / 91.62 SQ M - (Excluding Garage, Utility and Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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