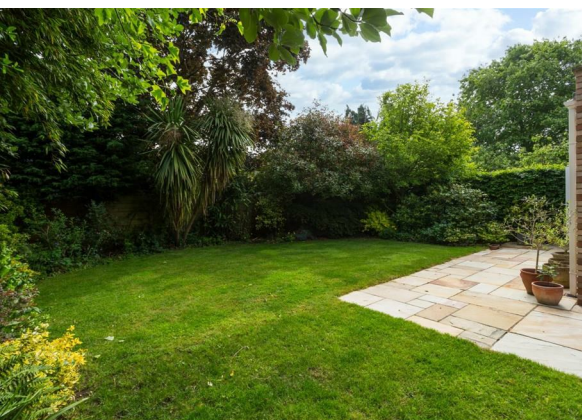




Skipwith Road, Escrick, York Asking Price £650,000

**** STUNNING OPEN PLAN LIVING KITCHEN ****

A skilfully extended detached house situated in the heart of this ever popular village, featuring a stunning open plan living kitchen, master bedroom suite and private rear garden.



Accommodation

Set in the heart of one of the region's most sought-after village locations, this spacious, 4 bedroom, detached house which has been skillfully extended and comprehensively upgraded; and falls within the catchment area for Fulford school and as such offers an ideal family opportunity.

Internally, the property is entered via a double glazed front entrance door into a spacious reception hall, with staircase leading to the first floor accommodation and built-in under stairs storage cupboard. The entrance hall features engineered oak flooring, built-in cloaks cupboard and radiator.

The principal reception room is a spacious lounge located at the front of the house, having a bay window with double glazed casements. There is a feature wood burning cast iron stove as well as 2 radiators and a television aerial point.

Without doubt the feature room of the property is the open plan living kitchen, which forms part of the property's extension and features a high specification range of Neptune fitted built-in base units to 2 sides with Granite work tops in addition to a matching central serving island and breakfast bar.

There is an additional range of floor to ceiling cupboards with recess which provides plumbing for an American style fridge freezer unit.

Included with the sale is a 5 point Smeg Range cooker with induction hob and extractor canopy. There is an integrated dishwasher and Granite upstands. Bifold doors lead out onto the rear gardens, and the kitchen provides space for both living and dining furniture and features a stunning roof lantern, ceiling down lighters and twin contemporary radiators.

Located off the kitchen is a utility room with stainless steel sink unit and plumbing for a washing machine. A double glazed rear entrance door leads out onto the garden beyond.

The ground floor accommodation is completed by a cloakroom having a low flush W.C., and bracketed wash hand basin with half height tiled splashbacks, heated towel rail and extractor fan.

The first floor landing is L shaped in nature and has a radiator, loft hatch and built-in airing cupboard housing the pressurised hot water.

The master bedroom is located at the rear of the house and has an ensuite shower room with contemporary low flush W.C., wash hand basin and walk-in shower cubicle with hand held and waterfall shower attachments, in addition to full height tiled splashbacks. There is also a heated towel rail, extractor fan and ceiling down lighters.

Bedroom 2 is a spacious double bedroom located at the front of the house with a triple fronted built-in wardrobe.

Bedroom 3 is positioned at the rear being a further double room, with bedroom 4 currently used as a working office.

All four bedrooms benefit from double glazed casement windows and radiators.

The internal accommodation is completed by a modern house bathroom having a low flush W.C., bracketed wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. There is a heated towel rail, extractor fan and ceiling down lighters.

To The Outside

The property occupies a choice position within the village being set back off Skipwith Road and accessed via a private driveway onto a front hardstanding which provides off street parking. The driveway in turn accesses the attached double garage which has a remote activated garage door and is equipped with electric light and power.

Directly to the front of the property is a covered storm porch with electric charging point.

The property's front garden stretches beyond the driveway towards Skipwith Road and is extensively laid to lawn with a planted border running parallel with the front elevation.

There is gated access down the side of the property and through into the rear garden.

Running full width across the rear elevation is a flagged patio providing ample space for garden furniture. The patio steps out onto a lawned garden beyond with surrounding planted borders with numerous mature screening trees and shrubs.

The rear garden is fully enclosed to all sides by hedged and fence lined boundaries creating a great environment for children and pets. The central heating boiler adjoins the rear garage elevation and there is secondary garage access from the garden.

The property has been improved and maintained over many years, and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

Property Information

Sales Particulars - Property Information

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected. Oil Central Heating.

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D - Valid until 21.05.2035

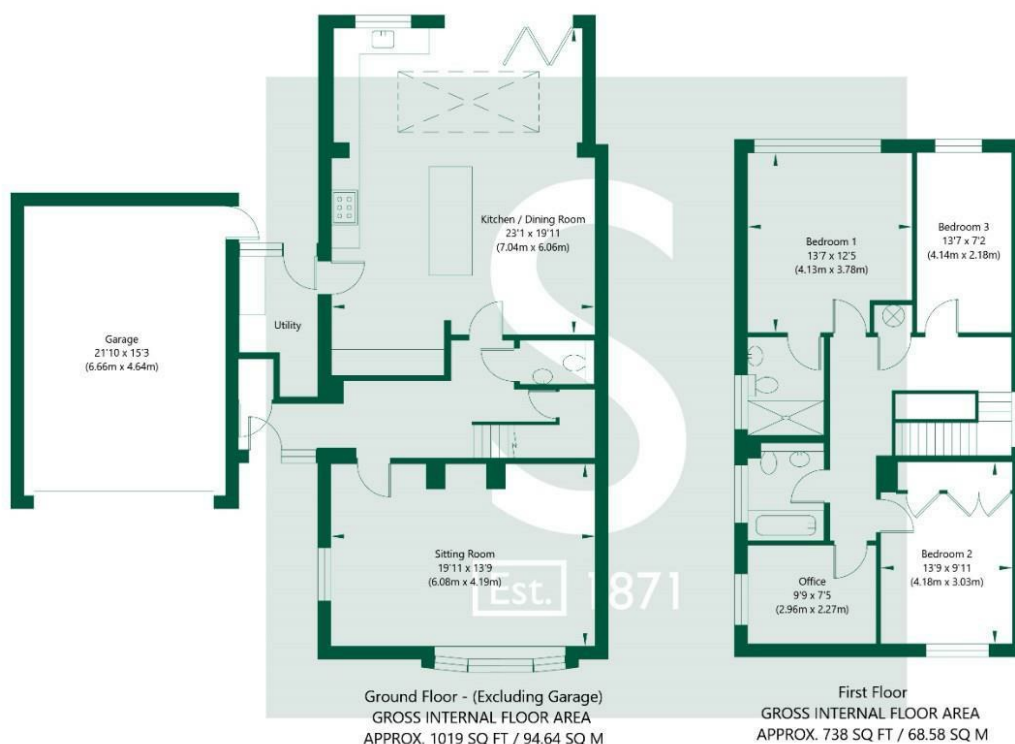
Council Tax: F - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

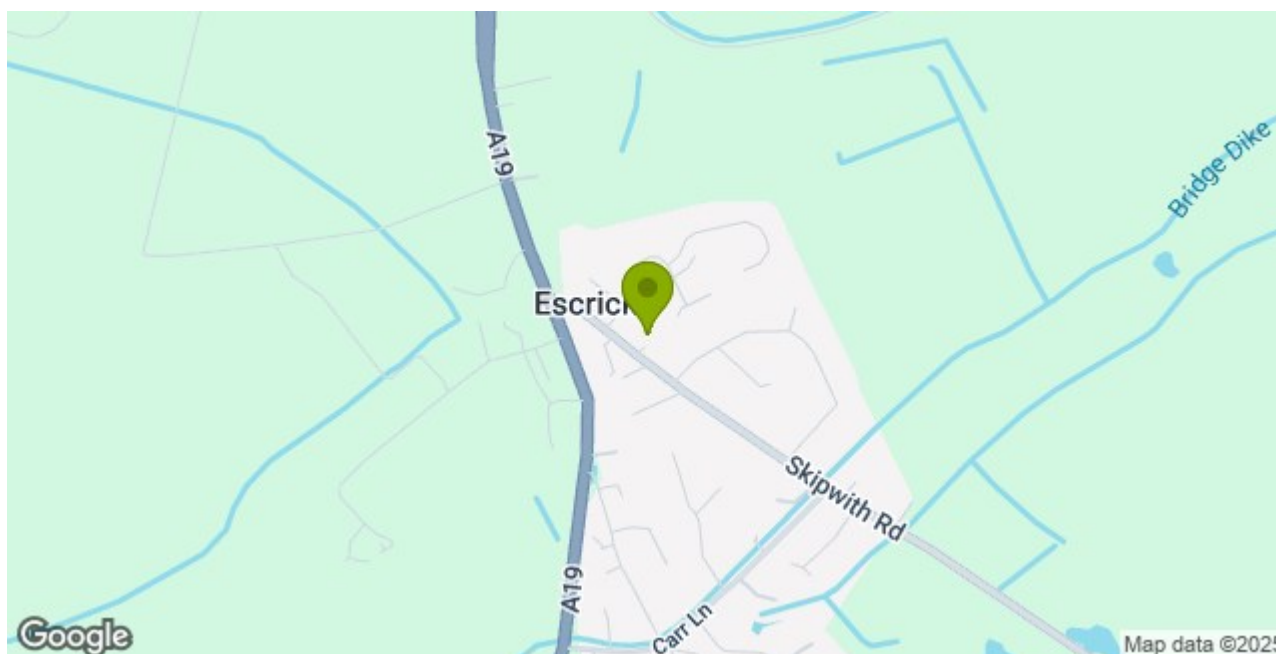
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Skipwith Road, Escrick, York, YO19 6LT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1757 SQ FT / 163.22 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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