

A fabulous 2/3 bedroom period cottage, with a stunning large garden at the rear and parking for two cars. Fountain Cottage is situated in the highly sort after village of Escrick, within the Fulford school catchment area and easy access into York and the A64. The property provides spacious living accommodation with many attractive original features comprising large living room with a wood burner and oak flooring. The 22' dining kitchen has quality fitted units, built-in appliances and under floor heating leading to a study/bedroom 3, utility and WC. First floor comprises landing, two double bedrooms and newly built bathroom with under floor heating and heated towel rail. Outside, a courtyard leads to a beautiful large garden with brickbuilt outbuildings and parking for two vehicles. An internal viewing is highly recommended.

Sitting Room

Kitchen/Diner

Utility Room

Study/Bedroom 3

WC

Master Bedroom

Bedroom 2

Bathroom

Outside

Including Workshop and Potting Shed



















FLOOR PLAN LOCATION Ground Floor 668 sq.ft. (62.1 sq.m.) approx. 1st Floor 433 sq.ft. (40.2 sq.m.) approx. Outbuildings 145 sq.ft. (13.5 sq.m.) approx. Escrick Workshop 9'1" x 7'9" Potting Shed 9'7" x 7'9" Bedroom 12'0" x 11'8" 3,67m x 3.56m Sitting Room 20'0" x 14'5" max 6.10m x 4.40m max Bathroom 7'9" x 7'0" .36m x 2.13m Escrick C Of E Old Course of Bridge like Redroom Primary School 13'5" x 9'5" 4.09m x 2.87m Kitchen/Diner 22'0" x 12'5" max 6.71m x 3.78m max Queen Margaret's School For Girls **Coords** Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 84 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx. Whits every attempt has been made to ensure the accuracy of the floopian consumed here, measurements of doors, windows, comes and any other terms are agreement and no responsibility to taken for any error, propercisely properties. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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