



Fountain Cottage, 35 Main Street Escrick  
York, YO19 6LQ

Guide Price £350,000

 3  2  1  E

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 brick-built outbuildings and parking for two vehicles. An internal viewing is highly recommended.

**Sitting Room**

**Kitchen/Diner**

**Utility Room**

**Study/Bedroom 3**

**WC**

**Master Bedroom**

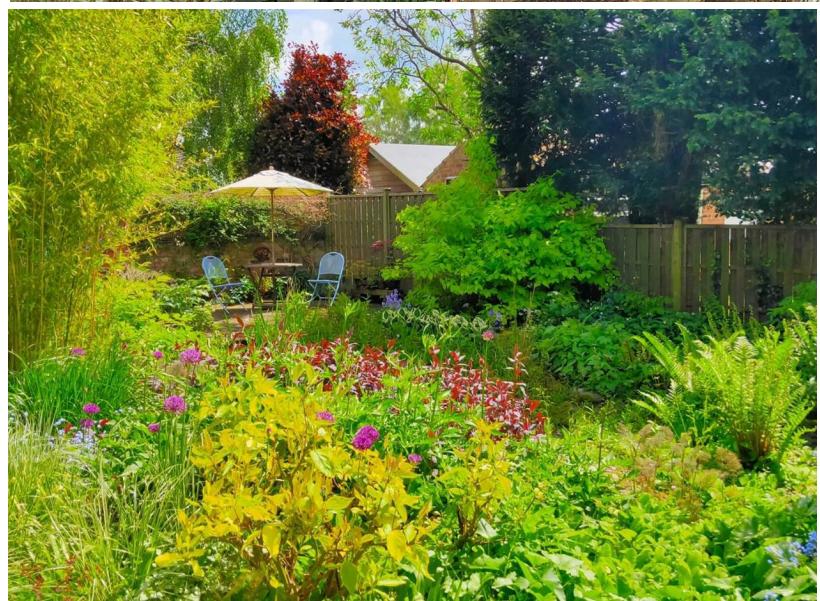
**Bedroom 2**

**Bathroom**

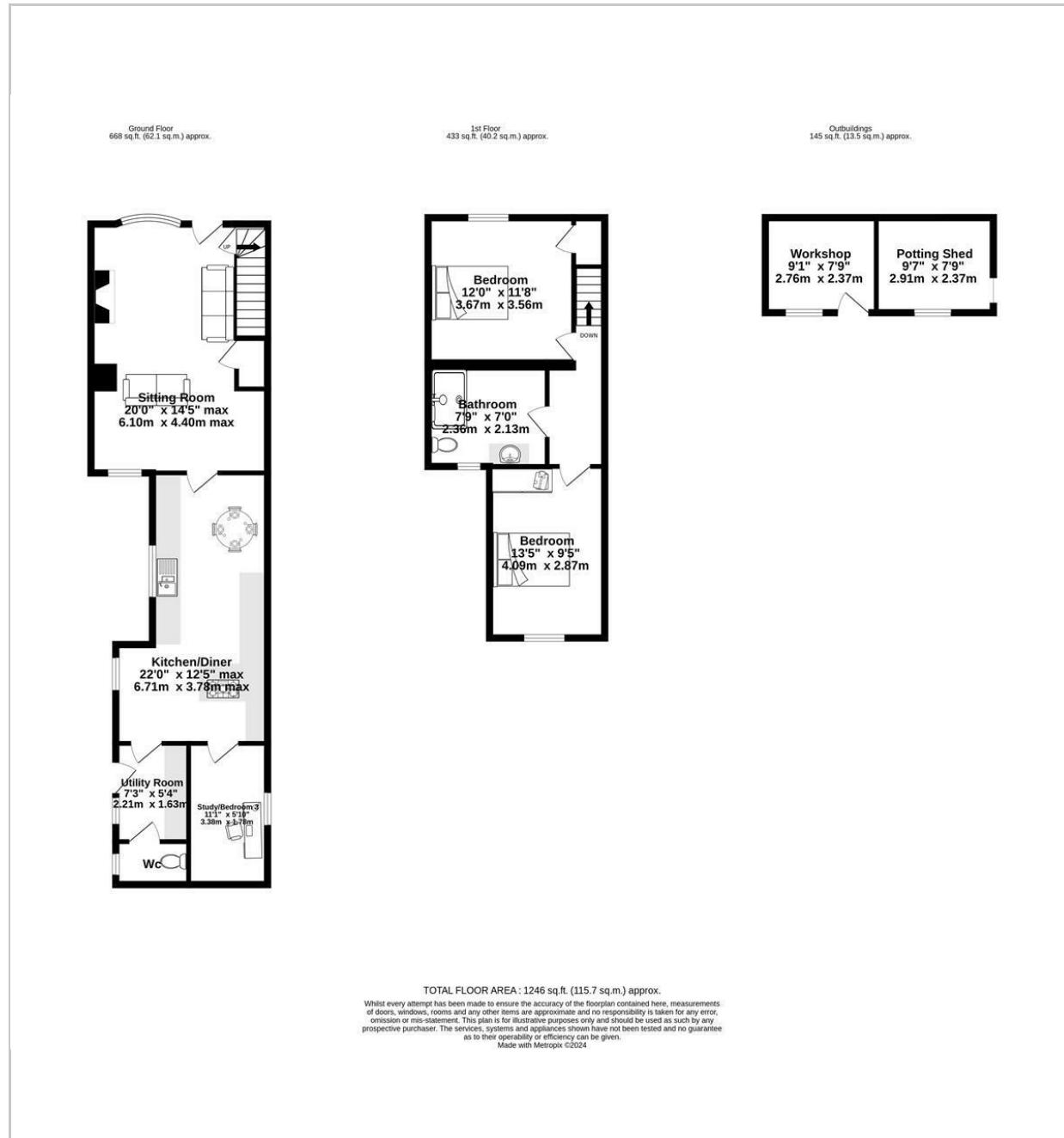
**Outside**

Including Workshop and Potting Shed

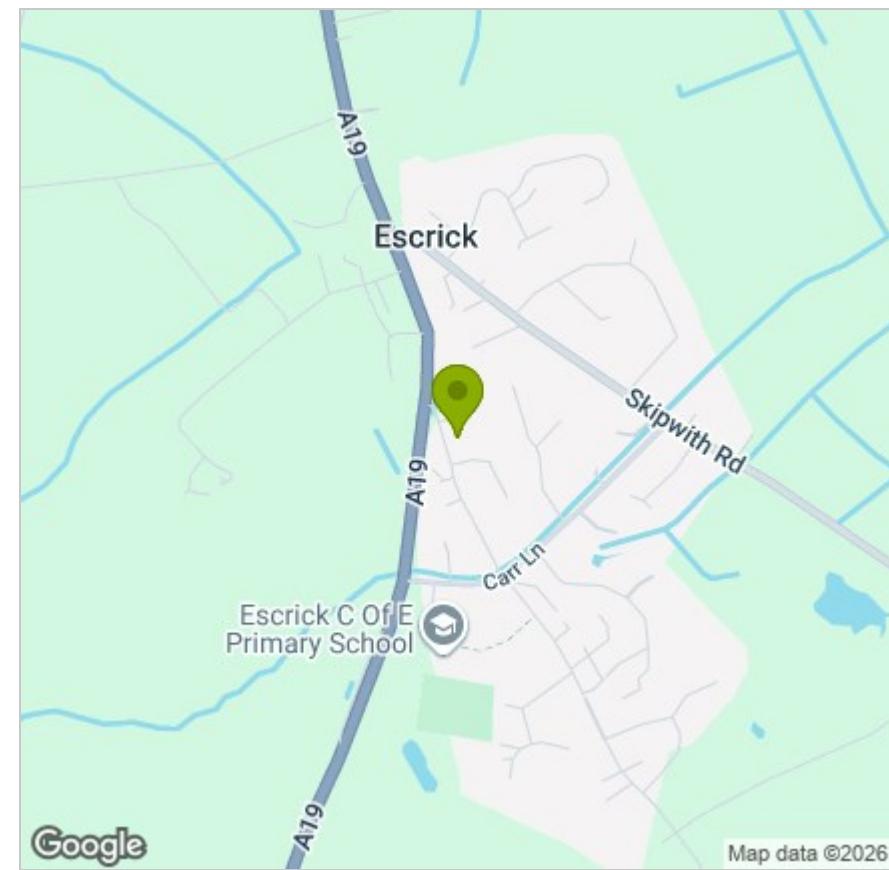




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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