

A STONE BUILT 4 BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS TO THE A64. The property provides bright and spacious living accommodation with the benefit of central heating and double glazing and comprises entrance hall, cloaks/WC, large living room opening to dining room, lovely conservatory, good sized fitted kitchen with built-in oven and hob, utility room, landing, 4 good sized bedrooms and a family bathroom. To the outside is a front garden with driveway leading to a double garage and a good sized private rear garden. An internal viewing of this wonderful home is strongly recommended.

Entrance Hall

Cloaks/WC

Sitting/Dining Room 22'6 x 17'2 (6.86m x 5.23m)

Conservatory

10'6 x 10'0 (3.20m x 3.05m)

Kitchen

15'2 x 9'9 (4.62m x 2.97m)

Utility Room

7'3" x 6'11" (2.21m x 2.13m)

First Floor Landing

Bedroom 1

12'8 x 12'1 (3.86m x 3.68m)

Bedroom 2

12'8 x 11'6 (3.86m x 3.51m)

Bedroom 3

9'9 x 9'9 (2.97m x 2.97m)

Bedroom 4

9'9 x 8'0 (2.97m x 2.44m)

Bathroom

7'0 x 6'2 (2.13m x 1.88m)















Front & Rear Gardens

Double Garage

17'1 x 17'7 (5.21m x 5.36m)





LOCATION FLOOR PLAN Escrick Ground Floor 1023 sq.ft. (95.1 sq.m.) approx. 1st Floor 568 sq.ft. (52.8 sq.m.) approx. Conservatory 10'6" x 10'0" 3.20m x 3.04m Bedroom 1 12'8" x 12'1" 3.87m x 3.69m Bedroom 2 12'8" x 11'6" 3.87m x 3.50m Carr Ln Map data @2025 **Energy Efficiency Rating** Potential TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx. Very energy efficient - lower running costs While every attempt has been made to ensure the accuracy of the Boorgian custament laver, measurements of doors, willowing, occess and they often term as suppriors due and one open grouping is besife from a processor or more statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their openability or efficiency can be given. **EPC** (92 plus) A (69-80) (55-68) (39-54) 40 (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.