



The Glade, Escrick, York, YO19 6JH

• No Onward Chain • A beautifully presented and very private family home in a highly desirable location • Living room with a log burner at its centre. Separate dining area • Snug & home office • Kitchen with a range of appliances and a separate utility room. Ground floor w/c • Four good sized bedrooms, all with built in storage • En-suite bathroom & family shower room, both with underfloor heating • Stunning manicured gardens, two seating areas, a garden shed & greenhouse • Substantial tandem garage, driveway & car port • EPC = E

Guide Price £769,000

Situated in the highly desirable village of Escrick, tucked away in a quiet cull de sac with a plot that extends to just shy of a quarter of an acre, is this beautifully presented four bedroom detached family home. The current vendors have not only maintained the property to a high standard but have spent a lot of time and effort creating a stunning garden that is extremely private and perfect for entertaining. This lovely home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor, a hallway that gives access to various ground floor rooms and a cloakroom with a w/c and hand basin which can be found on the right hand side. Starting on the left side of the property you will find a substantial living/dining area which provides more than enough space for various items of living room furniture and a formal dining table. A set of French doors from the living area open to the garden. A log burner with an ornate surround can be found at the centre of the room, a lovely addition especially in the colder winter months. There are two rooms off the living area, one has been used as a home office whilst the other is a snug with French doors out to the rear garden.

The kitchen is located on the other side of property, which is both modern and stylish. There is U shaped granite worktop that incorporates a stainless steel sink and a four ring induction hob. In addition there is a Bosch double oven, dishwasher, undercounter fridge and various storage units. There is space at the far end for a breakfast table with chairs. Off the kitchen is a good sized utility room which has a worktop that incorporates a sink with drainer, whilst a washing machine and dryer can be found below. A built-in unit to the opposite side provides the perfect place for the storage of coats and shoes. A single door again opens to the rear garden.

To the first floor there are four good sized double bedrooms, all with built in storage whilst the master also benefits from an en-suite comprising bath with shower over, low level w/c, hand basin with storage below, a heated towel rail and underfloor heating. A family shower room comprising walk in double shower, low level w/c, a hand basin with storage below and underfloor heating completes the internal accommodation.

The rear garden has been beautifully manicured with lawn at its centre and various mature trees, shrubs and flowers to the borders. Raised decking immediately adjacent to the house leads to the first seating area whilst a path at the side gives access to a paved patio seating area with a gazebo over, again included within the sale. A timber garden shed and greenhouse are located at the rear of the garden and are included within the sale. A substantial tandem garage to the side provides space for multiple cars but is big enough that it could be partly converted to create a workshop. The front garden is equally as impressive, with lawn to the left with borders of mature trees and shrubs, whilst the gravelled drive and car port provide space for multiple cars.





A STUNNING FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	71
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority Selby District Council

Services Mains water, electric & drainage. Oil fired central heating.



Address:
Reference: 1869



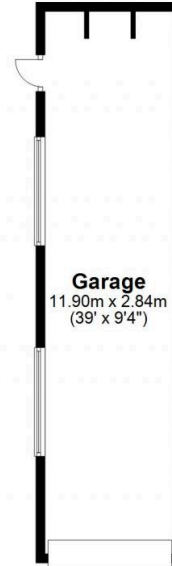
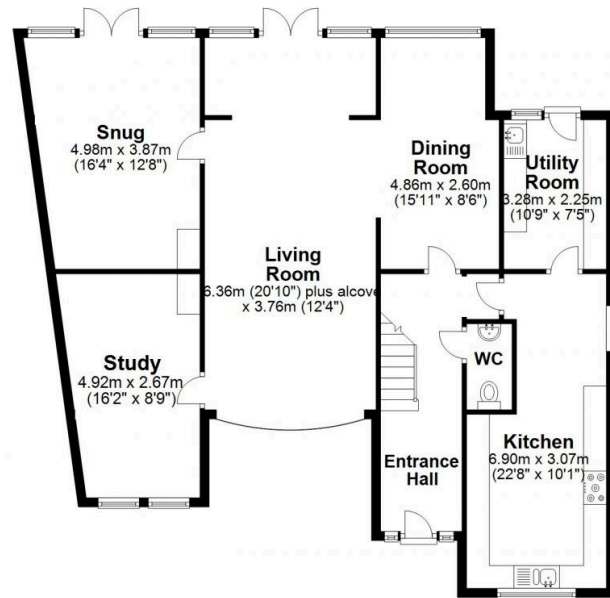
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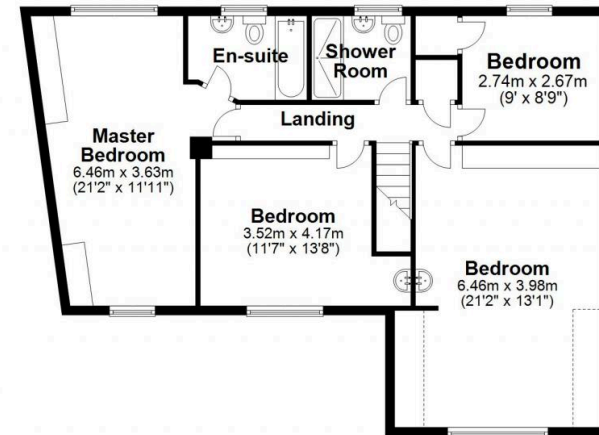
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Ground Floor
Approx. 150.7 sq. metres (1622.2 sq. feet)



First Floor
Approx. 89.1 sq. metres (959.0 sq. feet)



Total area: approx. 239.8 sq. metres (2581.2 sq. feet)

The total SqP1 shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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