



Escrick Court, Escrick, York

£475,000

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## Escrick Court, York YO19 6JJ

Est. 1871

£475,000

Occupying a peaceful cul-de-sac position within the highly sought-after village of Escrick, this spacious detached family home enjoys stunning open views across surrounding fields to the rear, offering a rare combination of generous accommodation, excellent future potential and a superb village setting, all available with no onward chain.

Extending to over 1,500 sq ft, this property has been thoughtfully maintained and updated over the years, providing versatile accommodation ideally suited to modern family living. A welcoming entrance hall with cloakroom/WC leads through to a particularly generous sitting room measuring over 21 feet in length, centred around an open fireplace and enjoying excellent natural light.

French doors connect the sitting room to a separate dining room overlooking the rear garden and open countryside beyond, creating an ideal arrangement for both everyday living and entertaining. Beyond this is a versatile garden room, which is currently being used as a fourth bedroom, forming part of the side extension. Equally suited as a home office, hobby room or additional reception space, the garden room flows seamlessly with direct access onto the rear garden.

The kitchen has been comprehensively refitted with a range of contemporary units and integrated appliances including Bosch oven and microwave, ceramic hob, dishwasher and fridge/freezer, complemented by useful pantry storage and pleasant rear views. A rear lobby provides secondary garden



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps  
download speed  
EPC Rating: E - 41  
Council Tax: E - North Yorkshire  
Current Planning Permission: Reference:  
2022/1347/HPA

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



access alongside integral access into the substantial attached double garage.

To the first floor are three well-proportioned bedrooms, including two spacious doubles, all served by a modernised bathroom with walk-in shower and separate WC. Additional practical features include built-in storage, a boarded loft with ladder access and oil-fired central heating.

Externally, the property occupies an enviable position at the head of the cul-de-sac with mature gardens, a high degree of privacy and uninterrupted rear aspects across adjoining fields. The attached garage and driveway provide ample parking and storage.

Further enhancing the property's appeal, planning permission has previously been granted for a substantial two-storey side and rear extension under application reference 2022/1347/HPA. Importantly, works were partially commenced, including sections of foundation construction, meaning the permission has been preserved and will not expire, offering exceptional scope for future enlargement if desired. A top-of-the-range external oil boiler, a Grant Vortex, was recently installed to the property.

Escrick remains one of the region's most desirable villages, located approximately six miles south of York and offering excellent access to the A19, York city centre and the wider regional road network. The village itself benefits from a highly regarded primary school, village green, public house, church and popular countryside walks, while also being home to the well-regarded Escrick Park Estate and nearby golf course. The home itself does sit within Fulford Secondary School catchment, with a current Ofsted rating of 'outstanding', which is sure to appeal to those with families.

This is an increasingly rare opportunity to acquire a spacious detached home with countryside views and outstanding future potential in one of York's most desirable village locations.



## Partners:

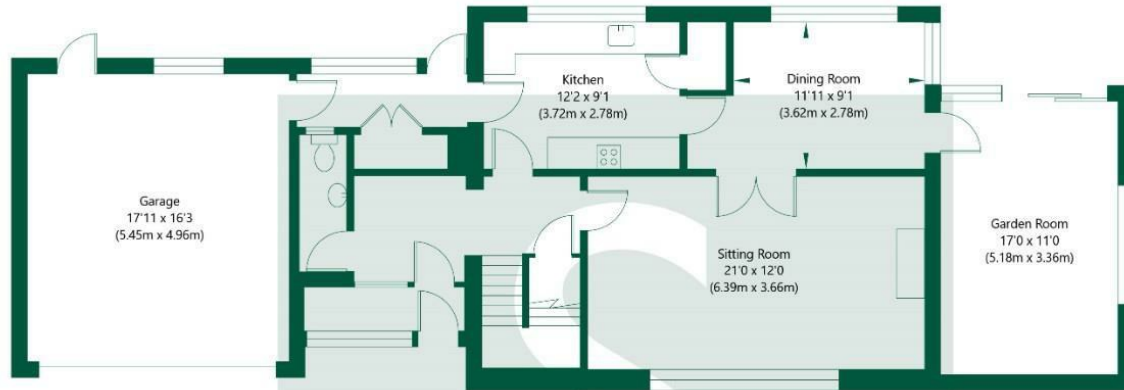
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N J C Kay BA (Hons) pg. dip MRICS  
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## Escrick Court, Escrick, York, YO19 6JJ



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 978 SQ FT / 90.85 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 597 SQ FT / 55.5 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1575 SQ FT / 146.35 SQ M  
All Measurements and fixtures including doors and windows are approximate and  
should be independently verified.

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