



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

Guide Price £280,000



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.

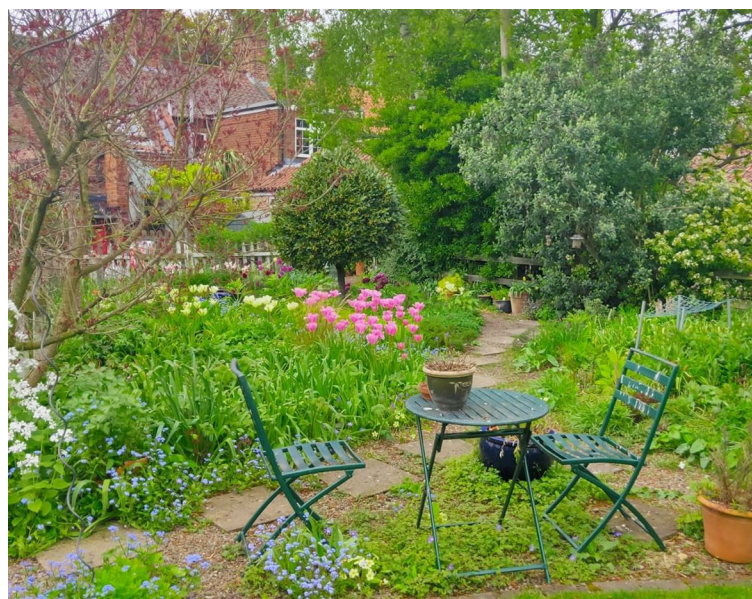
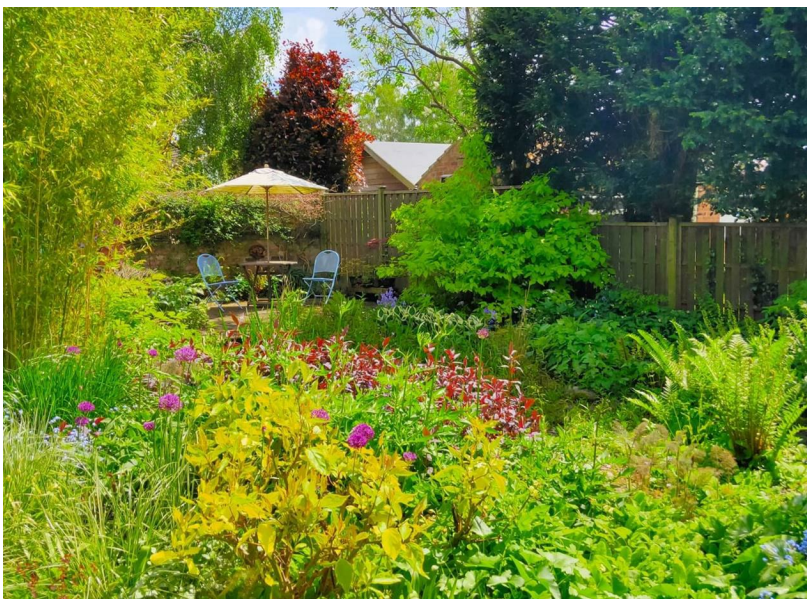
**Auctioneers Comments:**  
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are

**Sitting Room**  
**Kitchen/Diner**

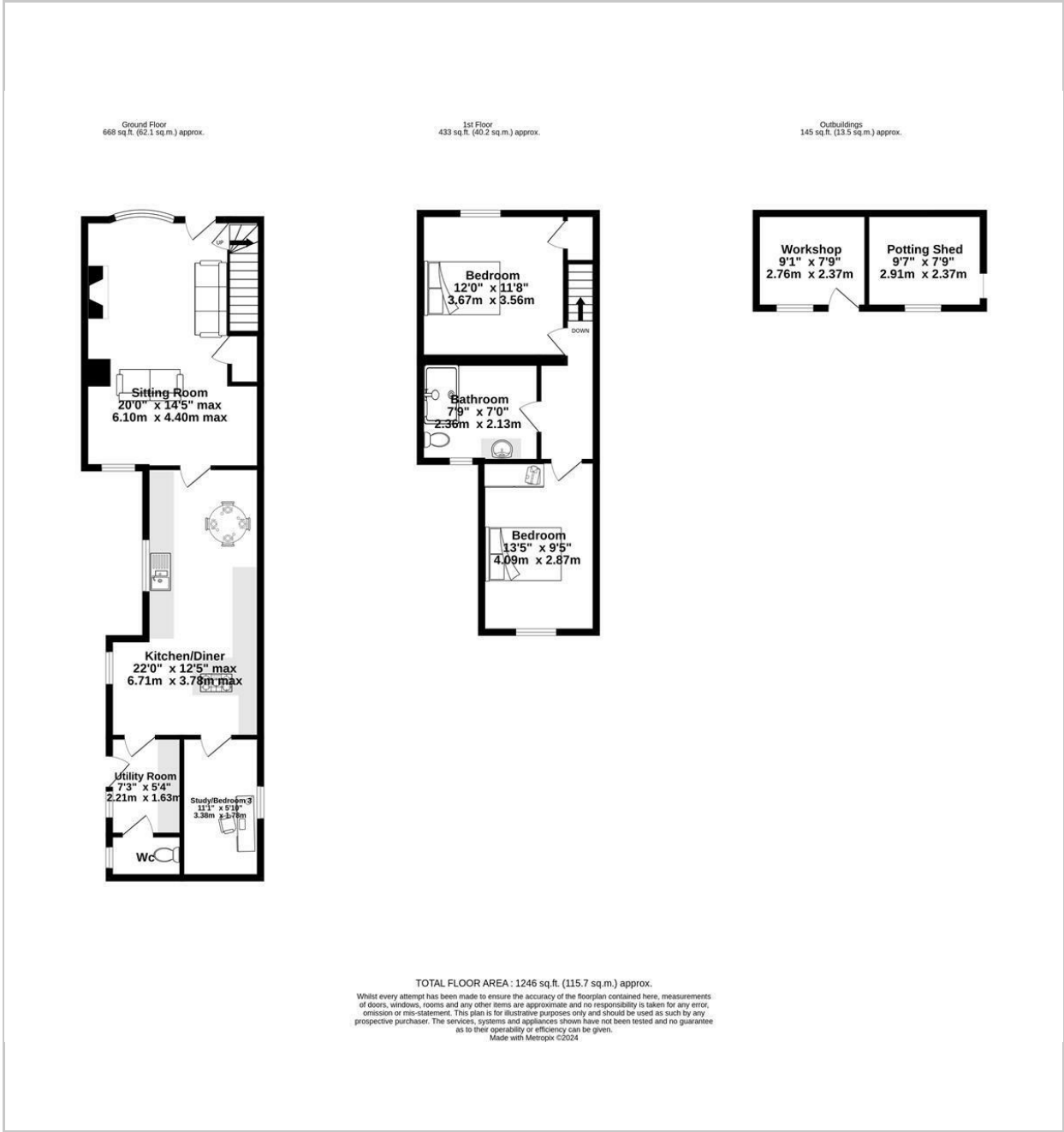




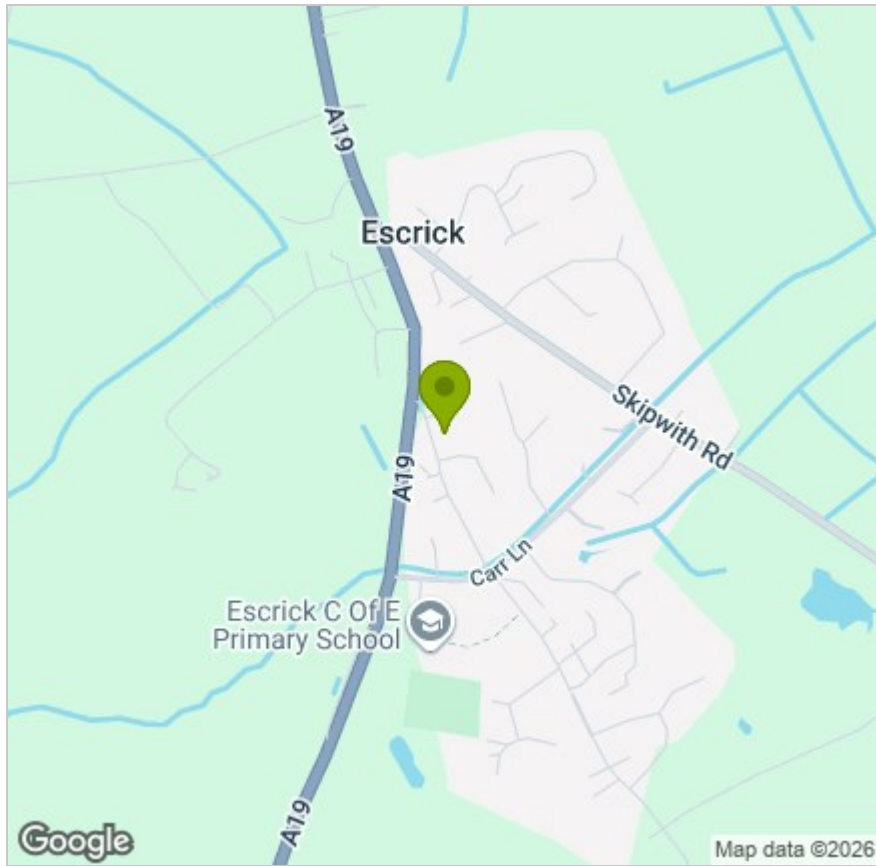
**Utility Room**  
**Study/Bedroom 3**  
**WC**  
**Master Bedroom**  
**Bedroom 2**  
**Bathroom**  
**Outside**  
Including Workshop and Potting Shed



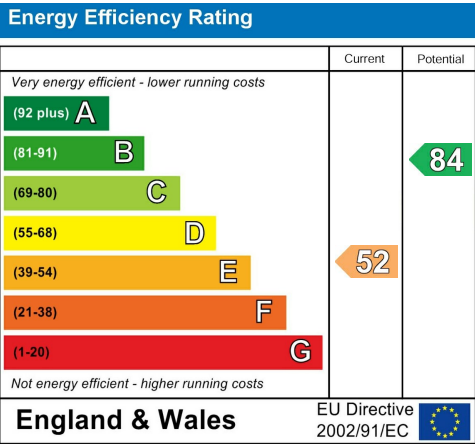
FLOOR PLAN



LOCATION



EPC



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