Wenlock Drive, Escrick, York

£675,000

Stephensons
estate agents & chartered surveyors

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Wenlock Drive, York YO19 6JB

Est. 1871

£675,000

A substantial, detached home offering immaculate living accommodation and a stunning rear garden. Located in a highly sought-after village location and within the Fulford School catchment area, the property makes a perfect family home.

The property is entered through a wooden door within an attractive porch to the front and into a large entrance hall with a lovely feature archway and large under the stairs cupboard. Internal wooden doors lead from the entrance hall into the further ground floor living spaces and carpeted staircase up to the first floor.

To the right of the property sits the principal reception room, which is a large sitting room with a large box window to the front and beautiful arch window to the side, flooding the spacious room with natural light. The sitting room also boats a feature log burning stove and has doors leading to the property's conservatory. The conservatory itself offers a light area, perfect to enjoy your morning cup of coffee, with doors out to the stunning rear garden.

Found at the front elevation of the property is the spacious dining room, with large box window to the front.

Comprising a range of cream wall and base fitted units, the lovely kitchen has ample space for an informal dining area and enjoys a range of integrated appliances, including dishwasher, oven and electric hob with concealed extractor over and sink with mixer tap, below a window looking out to the garden. Found off the kitchen, is a convenient utility room which offers sink with mixer tap over and space and plumbing for further appliances, there is also a door into the greenhouse, leading to the rear garden and a separate door into the garage.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: E - 43
Council Tax: G - Selby
Current Planning Permission: No current valid planning permissions

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.

Completing the ground floor accommodation is a downstairs WC, consisting of a low flush WC and pedestal hand wash basin.

To the first floor are four double bedrooms, one having an en-suite and a generously sized family bathroom. The master bedroom is found to the rear of the property and offers a large double room with a window overlooking the rear garden and boasts fitted wardrobes. The en-suite comprises a panel bath with handheld shower over, pedestal hand wash basin, low flush WC and heated towel rail.

Three further bedrooms offer spacious double rooms, with storage and lovely views.

The family bathroom comprises a corner shower unit with mains shower over, panel bath, low flush WC, vanity unit with hand wash basin and a heated towel rail.

Externally, the property occupies a prime position on a lovely cul-de-sac. Having a tree-lined front lawn with impressive carriage driveway and substantial attached garage, there is ample off-street parking at the home.

The rear south-facing garden is a beautiful private area which offers a wonderful peaceful space to enjoy in the warmer months. The garden is mainly laid to lawn, with generous patio space, a greenhouse and summer shed. Enjoying an array of mature plants and shrubs, the garden boasts a tree border, not overlooked at all.

Situated in the popular residential village of Escrick, the property had great transport links into York, Selby and further and crucially falls within catchment area for Fulford Secondary School. This property has been lovingly cared for by our vendors and offers a wonderful family home, sure to appeal to a range of buyers.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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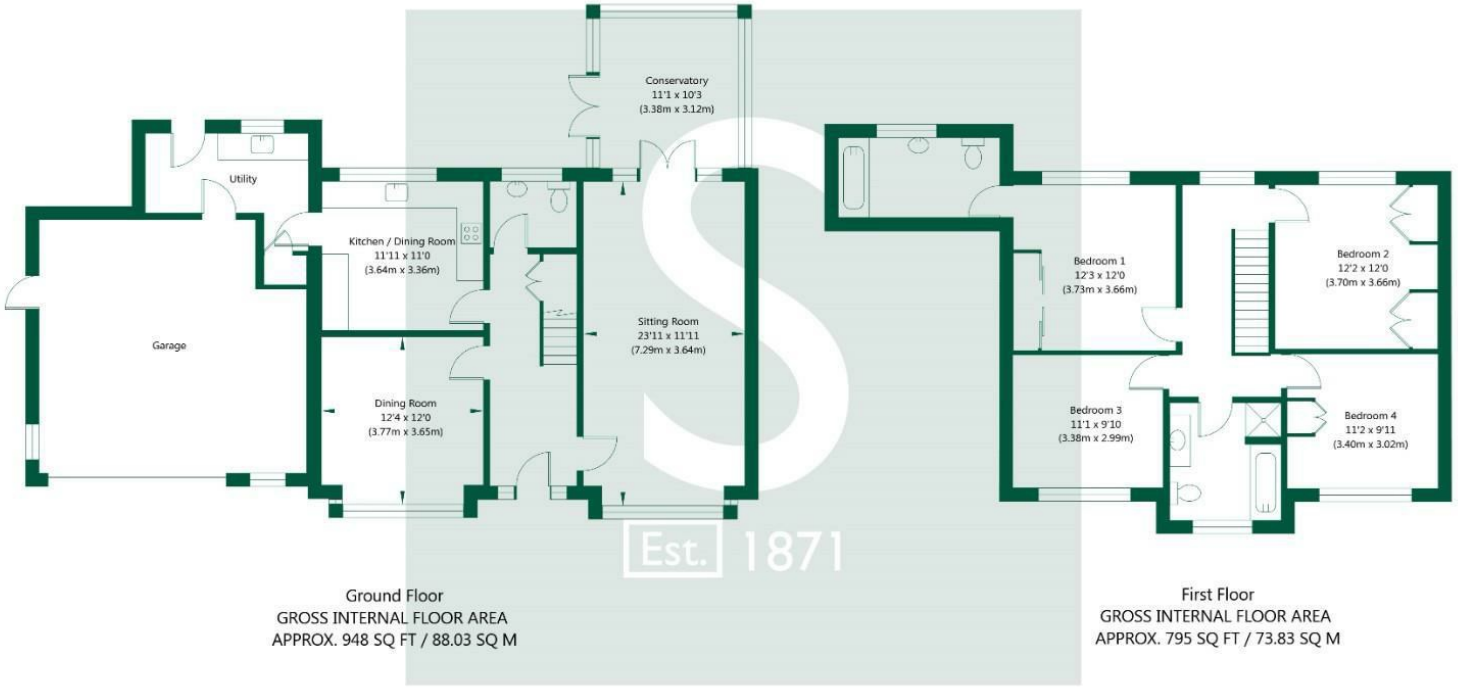

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 948 SQ FT / 88.03 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 795 SQ FT / 73.83 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1743 SQ FT / 161.86 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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