



ROB LETTS

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Flat 3, Dower House, Escrick

Guide Price £400,000

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Set within an elegant mid-19th century building, this beautifully presented period maisonette offers a rare opportunity to enjoy the character and scale of a grand country home, without the associated upkeep.

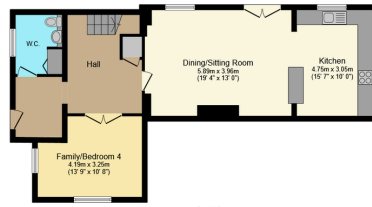
Extending to approximately 1,600 sq ft, the accommodation is arranged over multiple floors and provides a level of space rarely found in comparable homes – in fact, exceeding that of many four-bedroom detached houses. From the moment you step inside, the sense of volume and light is immediately apparent, with high ceilings, intricate cornicing, and large sliding sash windows with traditional shutters enhancing the overall feel.

The property features a spacious open-plan kitchen, dining and living area, perfectly suited to modern living, alongside three well-proportioned double bedrooms, a versatile additional room, two bathrooms, and a separate cloakroom.

Externally, a paved terrace area offers a peaceful spot to sit out, complemented by beautifully maintained communal gardens with mature trees and established planting. Further benefits include a private entrance, cellar storage, and allocated parking.

Located in the sought-after village of Escrick, just south of York, the property combines countryside surroundings with excellent connectivity and local amenities.





Ground Floor
Floor area 74.2 sq.m. (799 sq.ft.)



First Floor
Floor area 70.1 sq.m. (755 sq.ft.)

Total floor area: 144.4 sq.m. (1,554 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Period maisonette set within an impressive mid-19th century building
- Arranged over multiple floors, offering a house-like feel
- Principal bedroom with en suite shower room
- French doors leading to a south-facing terrace area
- Private entrance, cellar storage, allocated parking and visitor spaces
- 1,554 sq ft – bigger than many 4-bed detached homes
- Three generous double bedrooms
- High ceilings, intricate cornicing and large sash windows with shutters
- Beautifully maintained communal gardens
- When enquiring about this property, please quote: RL0918



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