



KILMORY HOUSE
5 CARRS MEADOW
ESCRICK
YORK. YO19 6JZ



AN OUTSTANDING DOUBLE FRONTED DETACHED HOUSE OF TRADITIONAL AND DISTINCTIVE APPEARANCE INCORPORATING ATTRACTIVE ELEVATION FEATURES. THE PROPERTY OFFERS A RARE OPPORTUNITY TO ACQUIRE A SUPERBLY PRESENTED MODERN HOUSE INCORPORATING GENEROUSLY PROPORTIONED FAMILY ACCOMMODATION WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT INCLUDING TWO CONTEMPORARY STYLE EN-SUITES WITH WALK-IN WET SHOWERS, AND SET WITHIN ITS OWN ATTRACTIVE LANDSCAPED GARDENS OF JUST UNDER HALF AN ACRE (0.45 ACRES OR THEREABOUTS).

Escrick which lies 6 miles to the south of York City Centre and 3 miles from the York Outer Ring Road (distances approx) is considered ideal for anyone requiring direct access to the A19, Leeds, West and North Yorkshire. The property is close to the centre of the Village which is a conservation area. On offer are a range of local amenities including Post Office, shop, public house, garage, restaurant, hotel, Escrick Primary School and Queen Margaret's Independent School. The Village is within the highly acclaimed Fulford Secondary School catchment area.

GUIDE PRICE: £625,000

GROUND FLOOR

COVERED ENTRANCE PORCH:

With recessed lighting and York stone raised step.

RECEPTION HALL:

17' 11" (5.46m) max x 11' 0" (3.35m) widening to 13' 7" (4.14m). Double panelled radiator. Store Room with single panelled radiator. Telephone point and stone tiled floor with underfloor heating.

CLOAKROOM:

Low level WC, pedestal wash basin, single panelled radiator.

DRAWING ROOM:



22' 8" (6.9m) x 17' 10" (5.44m) plus door recess. Glazed panelled double doors from Reception Hall, Oak fire surround with mantel, brick and granite interior and hearth. Single and double panelled radiators, ornate ceiling cornice, dado rail. Glazed panelled double doors to Patio and rear garden. Point for four wall lights. Two TV points.

DINING ROOM:

13' 9" (4.19m) x 11' 9" (3.58m)



Double panelled radiator, dado rail, glazed panelled double doors from Reception Hall.

SITTING ROOM:

14' 2" (4.31m) x 10' 11" (3.32m). Two double panelled radiators. Ceiling cornice. Telephone point.

BREAKFAST KITCHEN:

14' 8" (4.47m) x 11' 2" (3.4m).



Extensive range of Lined Oak door and drawer fronts, wall and base units incorporating 1¼ bowl, inset sink with mixer tap. AEG ceramic four ring hob with integrated extractor hood above, built-in AEG fan-assisted oven with oven/grill above, integrated dishwasher, refrigerator and freezer. Amtico flooring, recessed ceiling lights, wall tiling to work surfaces, double panelled radiator.

UTILITY ROOM:

11'2" (3.4m) x 6'4" (1.93m). Work surface with inset stainless steel sink and cupboards below with Limed Oak surround doors, plumbing and space for automatic washing machine, further work surface with space below for tumble dryer. Floor-mounted oil-fired central heating boiler. Integrated refrigerator, wall tiling to work surfaces, Amtico flooring, single panelled radiator, door to driveway.

From the **Reception Hall** is a turning staircase with wood handrail and squared painted spindle balustrade leading to half landing with picture window and continuing to:

FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder and immersion heater, double panelled radiator.

MASTER BEDROOM SUITE:

20' 3" (6.17m) reducing to 17' 11" (5.46m) x 14' 3" (4.34m) reducing to 12' 7" (3.83m).



Two double panelled radiators, point for TV and telephone, open arch to: **DRESSING AREA 9' 8" (2.94m) x 10' 0" (3.05m)** to wardrobe back. Range of fitted wardrobes, single panelled radiator. **EN-SUITE SHOWER ROOM 9' 9" (2.97m) x 8' 0" (2.43m)** with low level units with WC, bidet and store cupboards. Contemporary walk-in wet shower with ceramic tiled walls and floor. Ceramic tiled floor, part tiled walls, point for electric shaver, extractor fan, recessed ceiling lights.

GUEST BEDROOM:

12' 5" (3.78m) x 11' 3" (3.42m). Single panelled radiator, range of built-in wardrobes. **EN-SUITE SHOWER ROOM:** With range of contemporary style fittings including walk-in wet shower with ceramic tiled floor and walls. Point for electric shaver, extractor fan, single panelled radiator, recessed ceiling lights, part tiled walls.

BEDROOM 3:

11' 0" (3.35m) x 14' 3" (4.34m) to wardrobe back. Range of fitted wardrobes, double panelled radiator.

BEDROOM 4:

11' 11" (3.63m) x 10' 1" (3.07m). Double panelled radiator.

HOUSE BATHROOM:

10' 2" (3.09m) x 9' 8" (2.94m) plus door recess. Corner bath with mixer tap and hand held shower attachment. Built-in WC, bidet, vanity unit with inset wash basin and cupboards below, point for electric shaver. Separate shower with fully tiled walls and fitted Aqualisa shower. Double panelled radiator, extractor fan and recessed ceiling lights.

OUTSIDE:

The property is approached over a shared private driveway through double high wrought iron gates over a block paved driveway with vehicle parking and turning space leading to: **DETACHED DOUBLE GARAGE 22' 9" (6.93m)x 19' 10" (6.04m)** with light, power and personal door. The attractive garden grounds comprise York stone paved patio and pathways with extensive shaped lawn beyond, incorporating well stocked beds with conifers, ornamental fish pool, shrubs, flowers, a number of maturing trees, including: Cherry, Rowan, Golden Oak and various fruit trees, York stone paving bar-be-cue.

GENERAL INFORMATION

LOCAL AUTHORITY:

Selby District Council Tel: 01757 705101.

COUNCIL TAX:

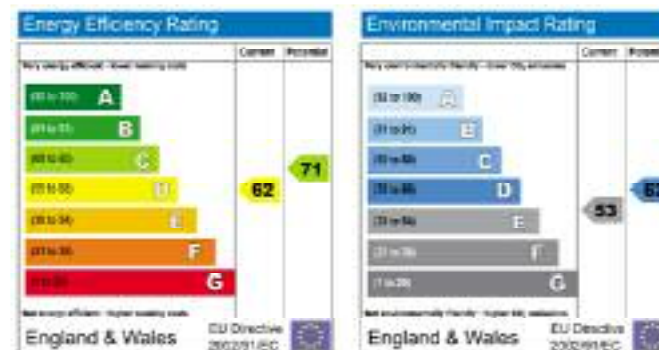
An inspection of the Valuation Office's website on 27th May 2008 revealed a Band "G" assessment.

VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS: Leave York on the A19 heading south towards Selby, as you pass through the village of Escrick take the second turning on the left into Main Street, then take the first

left turn into Carrs Lane and first right into Carrs Meadow where the property is situated on the left hand side at the end of a short private drive.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO²) emission. The higher the rating, the less impact it has on the environment.

IMPORTANT NOTICE:

These particulars which were prepared on 27th May 2008, amended on 26th September 2008 and 23rd February 2009 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



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