



**16 CARR LANE, ESCRICK,
YORK. YO19 6JQ**



A DELIGHTFULLY SITUATED MODERN DETACHED HOUSE HAVING BEEN EXTENDED BY THE PRESENT OWNERS TO PROVIDE AN EXCELLENT FAMILY HOUSE WITH THE BENEFIT OF A RECENTLY FITTED BREAKFAST KITCHEN AND NEWLY FITTED HOUSE BATHROOM.

STANDING BACK FROM THE MAIN HIGHWAY WITH A MATURE FRONT GARDEN AND PICTURESQUE STREAM, THIS INDIVIDUAL HOUSE OCCUPIES A NON-ESTATE POSITION WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF ESCRICK.

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.

SUMMARY OF PRINCIPAL ACCOMMODATION

- * ENTRANCE HALL * CLOAKS & W.C. * THROUGH SITTING ROOM * DINING ROOM * STUDY * FULLY FITTED BREAKFAST KITCHEN * UTILITY ROOM *
- * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * 3 FURTHER BEDROOMS * NEWLY FITTED HOUSE BATHROOM WITH SEPARATE SHOWER *
- * OIL-FIRED CENTRAL HEATING * MAJORITY UPVC DOUBLE GLAZED WINDOWS * DOUBLE GARAGE * LANDSCAPED GARDENS *

GUIDE PRICE: £465,000

GROUND FLOOR

ENTRANCE HALL:

10' 6" (3.2m) max x 10' 1" (3.07m) max. Under stairs cupboard, double panelled radiator, folding door coats cupboard and two secondary glazed windows.

CLOAKROOM:

Low-level W.C., pedestal wash basin, extractor fan and single panelled radiator.

THROUGH SITTING ROOM:

21' 7" (6.58m) x 12' 1" (3.68m).



Random stone fireplace with slate hearth. Two double panelled radiators, uPVC double glazed bow window, uPVC double glazed sliding patio door to rear garden and opening to –

DINING ROOM:

13' 6" (4.11m) x 8' 4" (2.54m).



Single panelled radiator, uPVC double glazed window and door to Breakfast Kitchen.

STUDY:

16' 10" (5.13m) x 10' 4" (3.15m) max into recess. uPVC double glazed patio door to rear garden, Velux roof light and two pine ceiling boards.

BREAKFAST KITCHEN:

16' 5" (5m) reducing to 10' 0" (3.05m) x 17' 9" (5.41m) to 12' 7" (3.84m).



Comprehensive range of recently fitted wall cupboards, base units with granite work tops and cream high gloss cupboard door fronts. Bosch four ring ceramic hob with stainless steel extractor hood above, inset 1¼ bowl stainless steel sink with mixer tap and integrated Smeg dish washer. Matching island unit with built-in drawer and cupboards, further unit with built-in Bosch stainless steel fan assisted electric oven, grill above and integrated fridge. Double panelled radiator, ceramic tiled floor, recessed ceiling lights, two uPVC double glazed windows,

uPVC double glazed door with side windows and leading to rear garden.

UTILITY ROOM:

8' 5" (2.57m) reducing to 5' 9" (1.75m) x 7' 10" (2.39m) reducing to 3' 6" (1.07m). Oil-fired central heating boiler, plumbing for washer and door to garage.

From the Entrance Hall a staircase rises to –

FIRST FLOOR

LANDING

MASTER BEDROOM:

12' 6" (3.81m) x 14' 3" (4.34m) (to wardrobe back).



Three mirror door fitted wardrobe, airing cupboard with hot water cylinder and immersion heater, single panelled radiator and uPVC double glazed window.

EN-SUITE SHOWER ROOM:

15' 11" (4.85m) (to wardrobe back) x 6' 11" (2.11m). Three piece white suite of pedestal wash basin, low-level W.C. and bidet. Shower cubicle with tiled walls and fitted shower, part half tiled walls, radiator, recessed ceiling lights, recessed wardrobes and uPVC double glazed window.

BEDROOM 2 (FRONT):

12' 3" (3.73m) X 10' 7" (3.23m) plus door recess.



Single panelled radiator and uPVC double glazed window. Large storage cupboard.

BEDROOM 3 (REAR):

10' 7" (3.23m) max x 10' 2" (3.1m) max. Single panelled radiator and uPVC double glazed window.

BEDROOM 4 (REAR):

8' 7" (2.62m) x 8' 5" (2.57m). Single panelled radiator and uPVC double glazed window.

HOUSE BATHROOM:

Newly fitted white suite of panelled bath with corner mixer tap, low-level W.C. and pedestal washbasin. Corner shower cubicle with tiled walls and fitted shower. Part three quarter tiled walls, single panelled radiator and uPVC double glazed window.

OUTSIDE:

The property is approached over shared tarmac private driveway to **ATTACHED DOUBLE GARAGE 18' 2" (5.54m) x 17' 2" (5.23m).** Electrically operated door, light, power, door to Utility Room and uPVC double glazed window. To the front is an area of shaped lawn with mature conifer trees, rose and shrub beds. The enclosed rear garden has been landscaped to provide patio areas, shaped lawn, flagged pathway, shrub beds and decking with pergola.

GENERAL INFORMATION

LOCAL AUTHORITY:

Selby District Council, Tel: 01757 705101.

COUNCIL TAX:

An inspection of the Valuation Office's website on 20th March 2007 revealed a Band 'F' assessment.

VIEWING:

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

DIRECTIONS:

Leave the York City Centre heading south on the A19 to Selby. Continue through Escrick village taking the third turning on the left into Carr Lane where the property is situated a short distance on the left hand side.

IMPORTANT NOTICE:

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