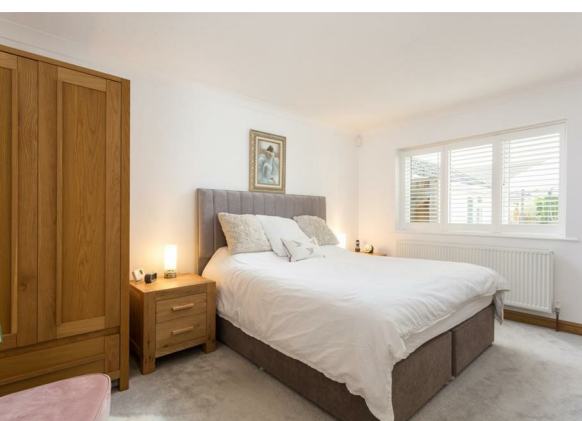




The Glade, Escrick, York £485,000

A stunning and immaculately presented detached bungalow which has been extensively modernised, extended and upgraded to the highest specification, situated within this most sought after village, south of York which offers quick and easy access to the A64 and M62.



Having undergone a programme of modernisation throughout, we are delighted to offer for sale this beautifully presented detached bungalow located in this quiet cul-de-sac location within the heart of Escrick. The recent improvements include a quiet wonderful rear extension now providing a stunning open plan living kitchen, refitting of all uPVC double glazed windows with fitted shutters sourced by Anglian Windows along with the installation of an air source heat pump, solar panels and a rather useful timber outbuilding.

On entering the property, an L-shaped entrance hall provides access into all ground floor areas with a useful storage cupboard and access into the roof space with a pull down loft ladder.

The sitting room is found to the front of the property and benefits from views over the front garden via a uPVC double glazed window with additional light gained via a further window to the side elevation with the room's focal feature being a freestanding cast iron wood burning stove set upon a granite hearth with coving to the ceiling.

Leading through into the open plan kitchen you pass through a range of fitted high gloss units with built in larger cupboard and space for an American style fridge freezer with Karndean flooring. An archway thereafter leads through into a quite beautiful open plan living dining kitchen with continuation of the Karndean flooring with underfloor heating. Full height feature windows & doors with fitted shutters overlook the rear garden and further set of matching French doors opening onto the side patio. The room boasts a vaulted ceiling giving a feeling of space and offering real heart to the home.

The kitchen comprises a range of contrasting high gloss units with feature central island all having fitted Quartz work surfaces which incorporate a one and a half bowl Franke stainless steel sink unit with tiled splashbacks. In addition there is a space and plumbing for a Range style cooker, dishwasher and washing machine.

The property benefits from three spacious and well proportioned bedrooms with the master bedroom suite having a walk in dressing room with a range of built in drawers, rails and high level storage areas. A uPVC window overlooks the garden along with an en-suite shower room which comprises a luxury suite having a walk in shower cubicle with mains shower over and sliding glass door, low flush WC along with a hand wash basin with fully tiled walls with decorative border and uPVC semi opaque window to the rear elevation.

The two further bedrooms both provide double rooms and are served via a stylish house bathroom which comprises a panelled bath with mains shower over with glass shower screen, low flush WC and hand wash basin with fully tiled walls and two uPVC double glazed semi opaque windows to the front elevation.

To the outside, the property sits directly off The Glade with a well maintained front lawned garden with surrounding planted beds and a large block paved driveway providing space for ample cars leading to a detached brick garage which has recently been re-roofed with light and power, up and over door with further side personnel door.

Found from the kitchen, passing through French doors, is a pleasant and private paved patio ideal for alfresco dining in the warmer summer months, before leading to the rear garden. The rear garden is beautifully maintained with a manicured laid lawn with deep surrounding well stocked and mature planted borders with a further patio from the second set of doors leading from the rear of the kitchen.

Immediately to the rear of the garage is a bespoke timber log store, with power points and cold water tap at the rear of the house.

To the rear of the garden there is a greenhouse as well as a detached treated timber outbuilding with an EDPM rubberised roof with separate 32amp electric supply sitting upon a concrete base. The timber outbuilding provides wonderful potential to be used as a work/office space which benefits from light, uPVC door and windows, ideal for those looking to work from home.

The garden offers a private and non overlooked feel within this popular village setting which is sure to appeal to a range of buyers including young and mature professionals, families as well as those looking to downsize to more manageable accommodation. The village offers quick and easy access to York, Selby, the A64 and M62 via the A19 with a good range of local amenities including a public house, hotel with health spa, restaurant, social club and a highly regarded local primary school. In addition, the property enjoys entitlement to the highly regarded Fulford Secondary School.

It is therefore as agents we highly recommend an internal inspection to truly appreciate this beautifully presented and upgraded detached residence.

AGENTS NOTE:

The solar panels provide electricity to the whole house, there is circa 14 years remaining on the current government tariff, the current vendors receive circa £650 per annum rebate. The air source heat pump was installed in 2015.

Tenure: Freehold

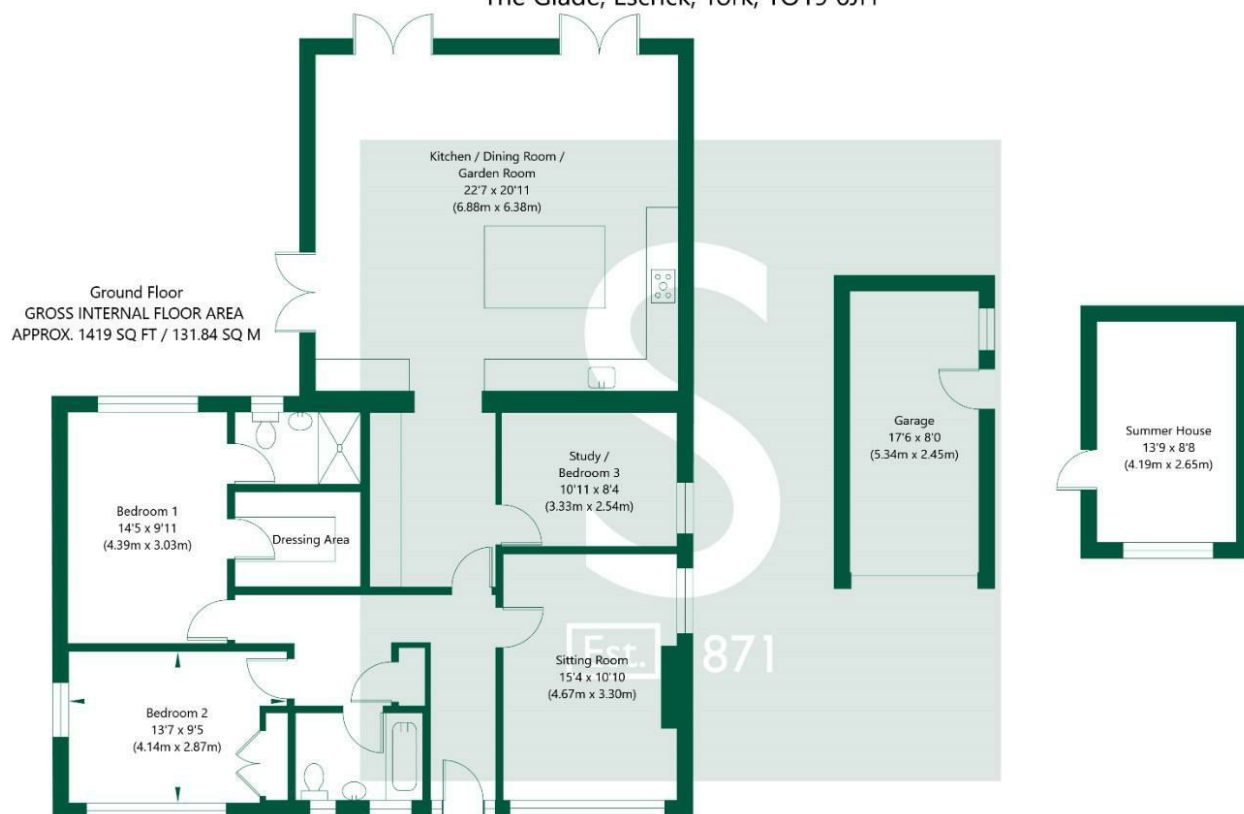
Services: Mains water, electricity and drainage. Central via an air source heat pump with solar panels.

EPC Rating: 74 (C)

Council Tax: Selby – Band E

Viewings: Strictly via the selling agent 01904 625533

The Glade, Escrick, York, YO19 6JH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1419 SQ FT / 131.84 SQ M - (Excluding Garage and Summer House)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2020



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

