



York Road, Elvington, York, YO41 4DY

- A fantastic family home with a 0.5 acre garden • 2 acre paddock at the rear • A range of outbuildings including a detached double garage • Kitchen with a range of appliances & storage • Living room with a bay window & gas fire • Formal dining room & garden room • Snug/home office • Three bedrooms, all with fitted wardrobes. Family bathroom • Stunning lawned garden, various fruit trees, two patios & a garden shed • EPC = D

## Guide Price £750,000

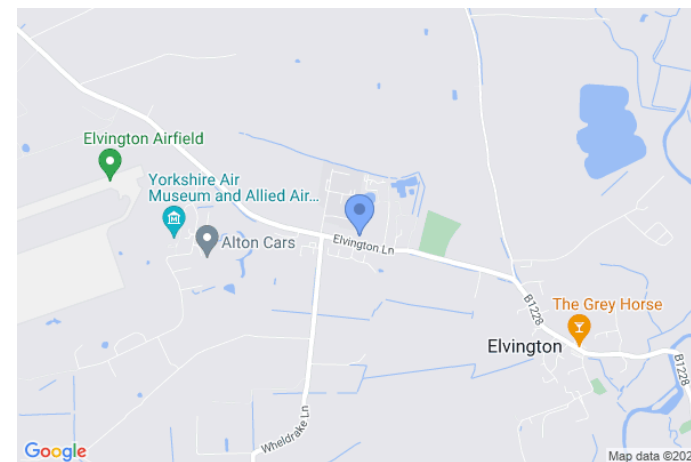
This stunning property is a truly rare find and is unlike anything that is currently on the market in the area. The property has been a much loved family home for over 30 years but the time has now come for someone new to come in and put their own stamp on it. The house itself sits in a generous plot of half an acre so could be extended dramatically without impacting on the garden. If you require land then you will not be disappointed as there is a two acre paddock at its rear. In addition, there are various outbuildings which can be used for a variety of different purposes. A viewing of this remarkable property is highly recommended to fully appreciate everything that it has to offer.

On entering you will see a door on the left which gives access to a w/c and understairs storage. The kitchen is beyond and has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer and four ring electric hob. There is single oven, undercounter fridge, an abundance of storage cupboards, a breakfast bar with storage below and dual aspect windows, so natural light can enter.

To the front of the property and immediately adjacent to the stairs you will find the snug which could be used as a home office or games room. The living room is a good size with a bay window to the front, an electric fire at its centre and timber sliding doors at the rear that give access to the formal dining room, which has more than enough space for a good sized dining table with chairs. The garden room has been used for crafting and growing plants but if nothing else provides a lovely place to sit and enjoy the sun in the summer months. French doors open from here to one of the two patio seating areas.

Moving up to the first floor you will find three bedrooms, all of which have built in wardrobes. The family bathroom has a bath with a shower over, a pedestal hand basin and built in storage. A w/c immediately adjacent completes the internal accommodation.

Externally you will have a good sized drive that leads from the road to the main parking area which can accommodate a number of cars. There is a double garage with an electric roller door, a breeze block built store, a lean too, a workshop with power and a garden shed. There is an enclosed rear courtyard which provides the perfect place to sit and enjoy the sun in the summer months, whilst a second patio can be found to the side of the property. There is a lawn to three sides, a vegetable growing area, multiple fruit trees including two apple, plum, pear and fig. The garden is enclosed by mature hedging and fencing, so if you have young children or pets then this will surely appeal.





**AN ATTRACTIVE PROPERTY WITH PADDOCKS & OUTBUILDINGS**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: York Road, Elvington, York, YO41 4DY  
Reference: 1945



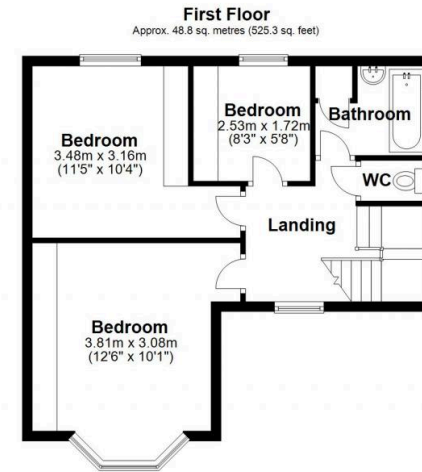
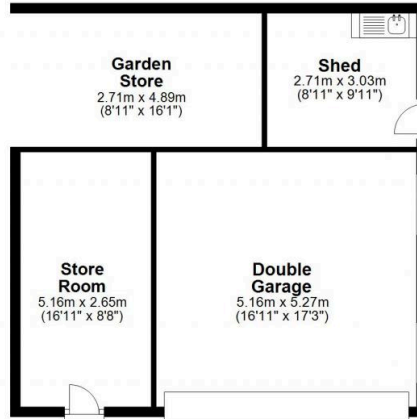
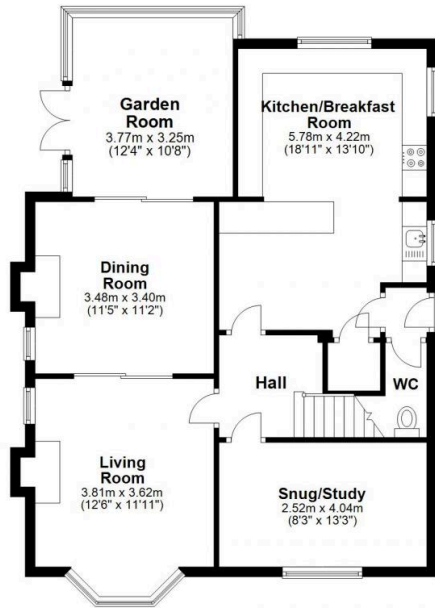
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

**Ground Floor**  
Approx. 185.0 sq. metres (1991.3 sq. feet)



Total area: approx. 233.8 sq. metres (2516.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**Disclaimer**

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.