



Roxby Close, Elvington

- A beautifully presented detached family home
- Highly desirable village location
- Living room with a gas fire at its centre and double doors out to the garden
- Open plan kitchen/diner with a range of integrated appliances
- Snug and a separate utility room
- Four double bedrooms, two with ensuite shower rooms
- Separate family bathroom
- Integrated double garage with electric doors
- Lawned garden to the side and a paved seating area at the rear
- EPC =

C

Offers over £500,000

Located just off the main street, in one of Elvington's most sought after developments, is this beautifully presented four bedroom detached family home. If you are looking for a property with multiple reception rooms, an open plan kitchen/diner and good sized bedrooms then this property will not disappoint. The development is in the heart of the village so access to all its amenities are only a very short walk away. It is not very often that houses in this area come to the market so an early viewing is recommended to avoid disappointment.

Entering through the front door you will see that solid oak flooring has been laid throughout the entrance hall. This flooring has also been laid within the snug and the living room. The living room is a good size with a set of double doors that open to the garden. These doors and a window at the front of the room allow an abundance of natural light to enter. There is a gas fire at the centre with a granite hearth and timber surround, the perfect addition for the colder winter months. There is a second reception room at the other side of the corridor that could be used as a play room, snug or home office.

At the rear of the property is the open plan kitchen/diner. If you enjoy entertaining guests then this room is certainly going to appeal. There is a set of double doors at the far end of the room beyond the dining area that open to the garden, a lovely addition especially in the summer months. At the other side of the room you will find two granite worktops, one of which has a breakfast seating area at one end and a sink at the other. There are numerous appliances including a Rangemaster double oven with five ring gas hob over, a Neff dishwasher and fridge/freezer. A good size utility can be found off the kitchen with space for additional white goods, a stainless steel sink with drainer and a w/c at the far end. There is a door that opens into the integral double garage where there is racking for storage and two up and over electric doors.

To the first floor there are four double bedrooms, two of which have en-suites comprising of a shower, hand basin and w/c. The family bathroom has a bath with shower over, a low level w/c and a pedestal hand basin. In addition surround sound speakers have been fitted throughout the ground and first floor.

Externally the garden to the side of the property is primarily laid to lawn with the inclusion of a patio seating area. The rear is a fully paved sun trap, perfect if you like to sit out and enjoy the sun in the summer months. The garden is fully enclosed by a timber fence which will definitely appeal to anyone with young children or pets. To the front there is a small lawned area and parking on the block paved drive for two cars.

Location

Elvington lies 6 miles from York and 8 miles from the market town of Pocklington. The village has a strong community spirit and locally there are a lot of social activities throughout the year. There is a play group and a good local primary school receiving Good Ofsted results and the village falls within the catchment area for the Outstanding Ofsted rated Fulford School.

There is a village store, pub, hairdresser, medical centre, playing fields, sports centre and children's play park. A local bus service links with the village and the park and ride at Grimston Bar is useful for commuters into the City.





AN ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



R M English Ltd, 18 Castlegate, York, YO1 9RP 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	84

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		73	81

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services All mains services



Address:
Reference: 554



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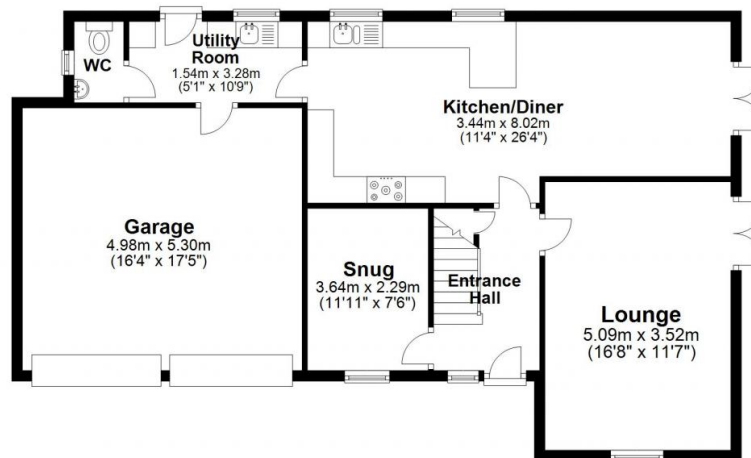


Offices in York, Pocklington and Market Weighton

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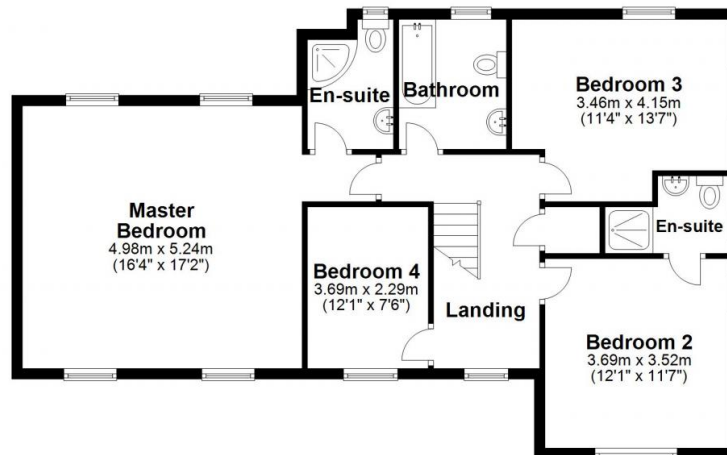
Ground Floor

Approx. 92.5 sq. metres (996.2 sq. feet)



First Floor

Approx. 84.9 sq. metres (914.2 sq. feet)



Total area: approx. 177.5 sq. metres (1910.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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