



Main Street, Elvington, York, North Yorkshire, YO41 4AG

• No Onward Chain • A deceptively spacious family home in a highly desirable location • Large reception room at the rear of the property with double doors that open to the garden • Living room with an open fire and a separate formal dining room • Kitchen with a range of storage units, cooker and hob • Utility room and a separate w/c • Four good sized double bedrooms, two with en-suites • Family bathroom • Fully enclosed rear garden, patio and double garage • EPC =

D

Guide Price £625,000

If you looking for a change of lifestyle, require more space and would like to be only a short distance from the centre of York, then look no further as this deceptively spacious farmhouse could be the perfect purchase for you. This lovely home boasts multiple reception rooms, spacious bedrooms, an enclosed garden and a double garage, features that that will surely appeal to the most discerning of purchasers. The property is offered to the market with No Onward Chain.

On entering the property you will find yourself in an inner lobby with doors to either side. The one on the right opens into the kitchen which has been fitted with an L shaped worktop that incorporates a stainless steel sink with drainer. There are various storage cupboards, a single oven with four ring hob over and space for multiple white goods. To the other side of the lobby is the formal dining room, this room could be utilised as a snug or could potentially be knocked through to create an open plan kitchen/diner. The living room is the last room to the front of the property and benefits from an open fire with a tiled hearth and timber mantle, a lovely addition especially in the colder winter months.

Moving through into the rear of the property you will see that there is a side entrance with doors that open to a cloakroom, home office and utility room. The utility room has a worktop to one side that again incorporates a stainless steel sink with drainer and space below for white goods. A door to one side opens out to the garden whilst a second door provides access to a substantial reception room which has double doors that open to the rear garden.

To the first floor there are four good sized double bedrooms, two of which benefit from en-suites comprising shower, pedestal hand basin and a low level w/c. There is a large open space before entering the master bedroom which could be utilised as a dressing area. A family bathroom comprising bath with shower over, hand basin and w/c completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a large patio seating area adjacent to the utility room. The garden is fully enclosed so is perfect for the young children or pets. There is a double garage at the far end of the garden with two sliding doors and a side access. The driveway to the side of the property is included within the sale.





A DECEPTIVELY SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	72
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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			
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: Main Street, Elvington, York, North Yorkshire, YO41 4AG
Reference: 1481



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

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



Total area: approx. 208.2 sq. metres (2240.7 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.

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.