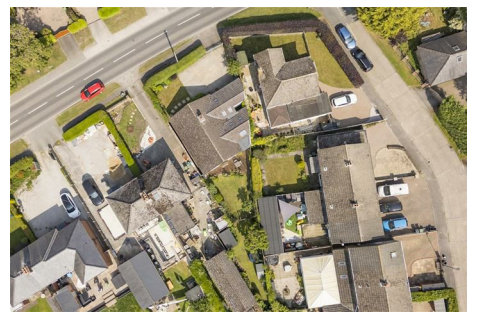


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## The Roserey Hopewell Place

Elvington, York, YO41 4AJ

Situated in the charming village of Elvington, York, this exquisite three-bedroom detached bungalow offers a perfect blend of modern living and architectural elegance. Spanning over an impressive 1200 square feet, the property has been thoughtfully designed and extended to create a spacious and inviting home.

**Asking Price £450,000**

# The Roserey Hopewell Place

Elvington, York, YO41 4AJ



- Thoughtfully Extended
- Three Double Bedrooms
- Serene Rear Garden
- Village Location 6 Miles from York
- Large Driveway
- Immaculate Condition
- Fulford High School Catchment
- Planning permission granted for loft conversion to create three additional rooms

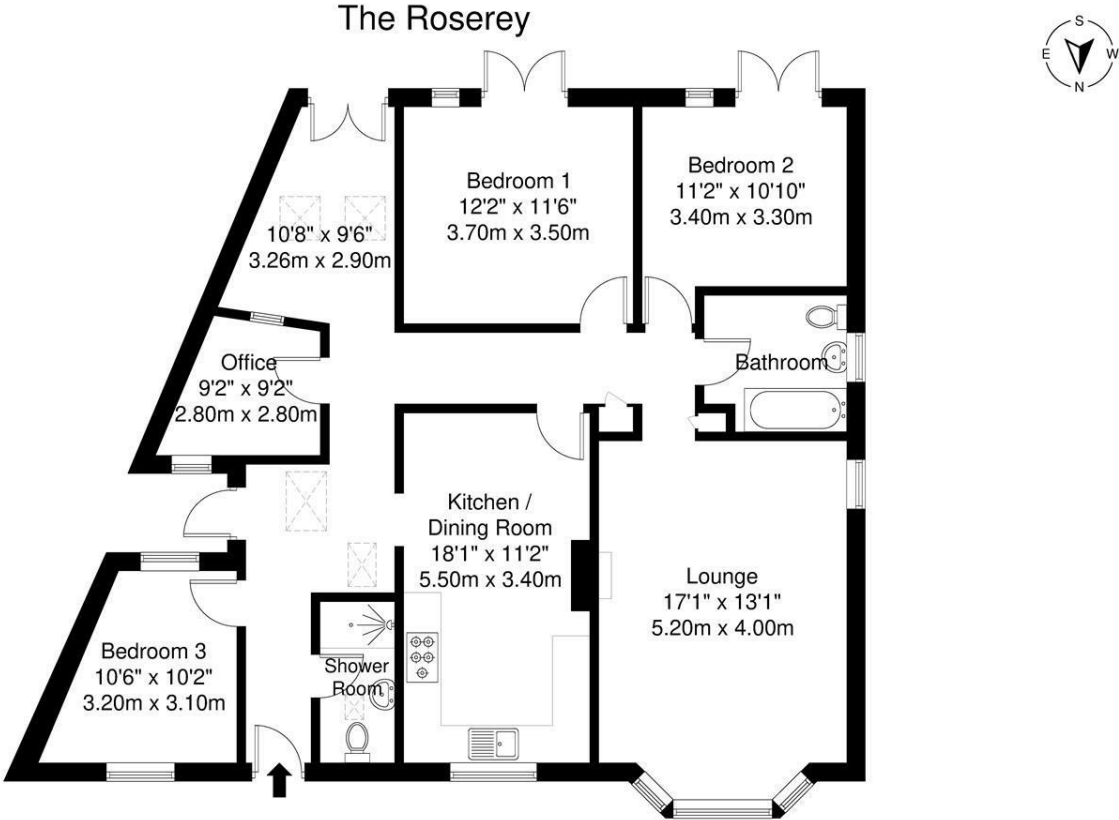


**Directions**





Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 114 sq m / 1227 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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