



ROB LETTS

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# Elvington Residential Park

Guide Price £185,000

2 2 1





RL0918 - This stunning, well equipped lodge is located on this recently developed three acres site. The over 50's park offers residence the ability to enjoy the benefits of living in the countryside, but with the convenience of being within walking distance to Elvington village and 5 miles to York city centre.

The layout of this lodge offers a real feel of space with the open plan design providing a bright and airy living room and open plan living kitchen. The fully fitted kitchen comprises a range of wall and base units with modern work surfaces. There is a built in oven with gas hob and extractor above. Integrated dishwasher and washing machine.

There are two DOUBLE bedrooms with the master having wardrobe space and an en-suite shower room.

Externally to the side, there is a block paved driveway which provides off street parking for two vehicles. To the rear, there is a private lawned garden which over looks fields.

There are currently nine other properties on this site and only space for twenty eight lodges in total, so this well-maintained Park does not feel overcrowded.

If you're looking to downsize but don't want to compromise a living space and location this property will make the perfect home.

Council Tax band A



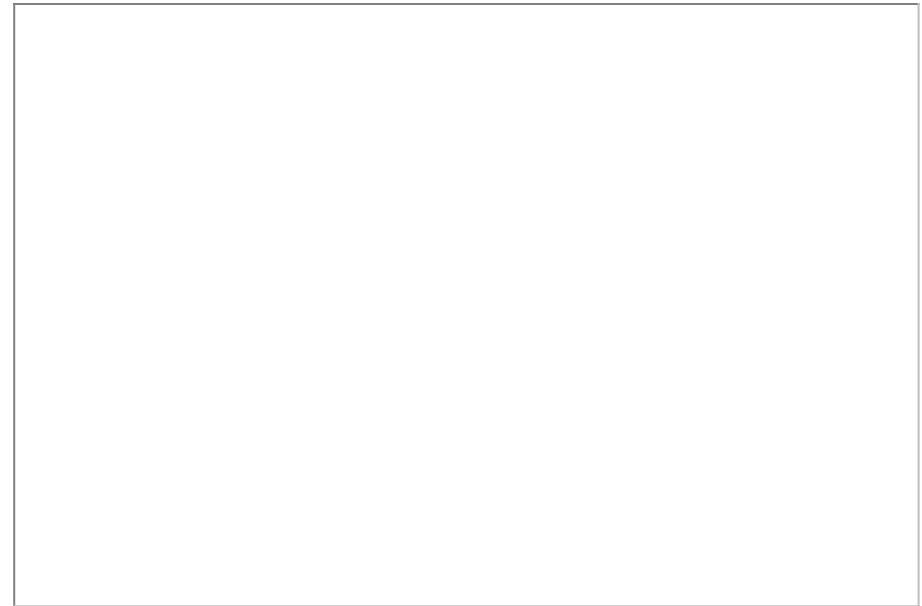


**Floor Plan**  
Floor area 69.7 m<sup>2</sup> (751 sq.ft.)

TOTAL: 69.7 m<sup>2</sup> (751 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

- Quote RL0918 to enquire or book a viewing on this property
- Two Double Bedrooms
- Bright & Airy Lounge
- Modern Bathroom
- Lovely Garden & Off Street Parking
- Over 50's Detached Lodge
- Master En-suite Shower Room
- Open Plan Kitchen Diner
- Built to British Standard BS3632
- No Forward Chain



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