



Elvington Residential Park Elvington Lane, Elvington York YO41 4ET

welcome to

Elvington Residential Park Elvington Lane, Elvington York

An immaculately presented two bedroom bungalow situated on a quiet over 50's development on the outskirts of Elvington, south west of York offering under a 15 minute drive to York city centre. The property boasts open plan living, a sleek modern kitchen & two well presented double bedrooms.



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, roomings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error in this statement. All parties must rely on their own inspection.



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welcome to

Elvington Residential Park Elvington Lane, Elvington York

- A BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW
- OVER 50'S RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF ELVINGTON
- MODERN AND OPEN PLAN LIVING
- UNDER A 15 MINUTE DRIVE TO YORK CITY CENTRE
- PRIMARY BEDROOM WITH EN SUITE

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109484 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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