



2 Blacksmiths Cottage, Main Street,  
Elvington, YO41 4AG  
£275,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

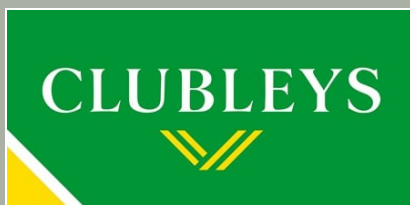
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

OFFERED WITH NO FORWARD CHAIN. Overlooking the village green in this highly regarded village of Elvington, this double fronted charming semi detached cottage lies within close proximity to well regarded schools. This home offers two versatile proportioned reception rooms to the front aspect, large dining kitchen, three bedrooms and stylish shower room. Rear courtyard with two outbuildings.

WE URGE YOU TO VIEW THIS INTERESTING PROPERTY.

This property is Freehold. City of York Council - Council Tax Band C.



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**DINING ROOM**

4.15m x 3.69m (13'7" x 12'1" )

Entered via UPVC front entrance door, having stairs to first floor accommodation, coving to ceiling, radiator and double glazed window to the front elevation.

**KITCHEN**

4.51m x 3.16m (14'9" x 10'4" )

Fitted with wall and floor units with work surfaces, one and a half stainless steel sink unit, integrated stainless steel oven and hob with cooker hood over, plumbing for automatic washing machine and dishwasher, double radiator and double glazed window to the rear elevation.

**REAR ENTRANCE**

1.19m x 2.23m (3'10" x 7'3" )

Rear PVCU entrance door with access to the rear yard.

**LOUNGE**

3.67m x 3.47m (12'0" x 11'4" )

Feature brick fireplace, radiator, wooden flooring, coving to ceiling and further double radiator.

**LANDING**

1.00m x 3.37m (3'3" x 11'0" )

Wooden flooring and access to loft via a ladder, the loft is fully boarded and has electric points.

**BEDROOM ONE**

3.96m x 3.65m (12'11" x 11'11" )

Double glazed window to the front elevation, feature designer radiator and wooden flooring.

**BEDROOM TWO**

3.63m x 3.26m (11'10" x 10'8" )

Fitted cupboard with gas central heating boiler, radiator, wooden flooring and double glazed window to the front elevation with views over the green.

**BEDROOM THREE**

3.44m x 3.20m (11'3" x 10'5" )

Double glazed window to the rear elevation, wooden flooring and feature designer radiator.

**SHOWER ROOM**

2.23m x 2.22m (7'3" x 7'3" )

Well equipped fitted white suite comprising fitted shower, low flush WC, hand basin, heater towel rail, radiator, fully tiled, recess lighting and opaque double glazed window to the rear elevation.

**OUTSIDE**

To the front of the property is a small garden which is covered with crushed slate and fencing offering views overlooking the green.

To the rear is a enclosed rear yard, part concrete, part block paved. Two outbuildings one of the outbuildings has power and light and plumbing available for W.C.

Pedestrian access is via the next door neighbour's yard.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**APPLIANCES**

None of the above appliances have been tested by the Agent.

**COUNCIL TAX**

City of York Council - Council Tax Band C.

