



Riverside Close, Elvington, YO41 4DU

- No Onward Chain • Beautifully presented five bedroom detached family home • Spacious living room • Separate snug
- Large kitchen with adjacent utility room • Five bedrooms, one with an en-suite • Family bathroom • Enclosed rear garden • Off street parking • EPC = C

Guide Price £550,000

Located in the desirable village of Elvington, at the end of a quiet cul-de sac is this beautifully presented five bedroom family home. The property is offered to the market with No Onward Chain, so an early view is highly recommended to fully appreciate everything it has to offer.

As you step inside you are greeted by a welcoming entrance hall, with ample space for storing coats and shoes.

To your left is the snug, a cosy room perfect for unwinding in the evenings or ideal as a children's playroom. To your right, the spacious living room features a gas fire and patio doors opening straight into the garden, filling the room with natural light.

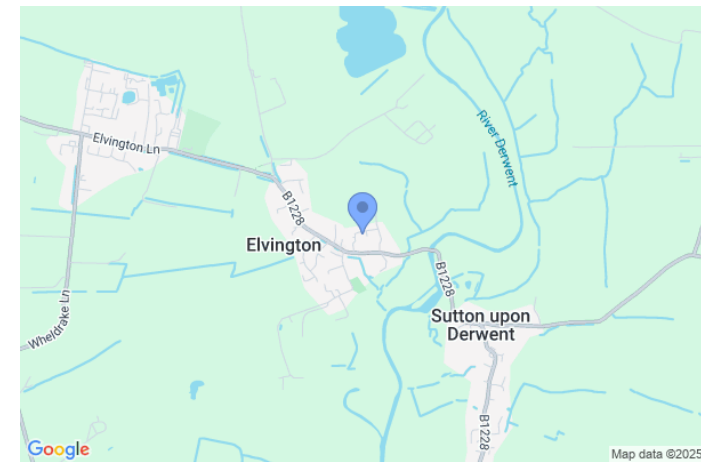
Moving through to the kitchen, you'll find a generous space with room for a dining table or central island. An L-shaped worktop houses the sink with drainer, fridge freezer, dishwasher and storage above and below, whilst a second worktop incorporates a freestanding electric oven and induction hob. A useful pantry cupboard offers additional storage.

The utility room follows, with further worktop space and storage, a stainless steel sink with drainer and a large cupboard. The utility also gives access to the rear garden and the integral garage, which benefits from an electric roller shutter door. A downstairs w.c with basin completes the ground floor.

Upstairs, the master bedroom is exceptionally spacious, complete with built-in wardrobes and a modern en suite including a bath with overhead shower, basin with storage, w.c and chrome heated towel rail.

There are three further double bedrooms, all well-proportioned, along with a versatile fifth bedroom/home office. The family bathroom is finished to a modern standard, featuring a bath with shower over, basin with storage, w.c and chrome heated towel rail.

Outside, the property benefits from an enclosed rear garden with a patio seating area and a timber summerhouse/shed, making it an ideal spot for entertaining or relaxing. To the front, a driveway provides off-street parking for multiple vehicles.





AN ATTRACTIVE FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



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		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Address: 11 Riverside Close, Elvington, YO41 4DU
Reference: 2246

Environmental Impact (CO ₂) Rating		
	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	EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



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Approx. Gross Internal Floor Area 1610 sq. ft / 149.53 sq. m
Garage 210 sq. ft / 19.52 sq. m
Outbuilding 111 sq. ft / 10.30 sq. m
Total 1931 sq. ft / 179.35 sq. m

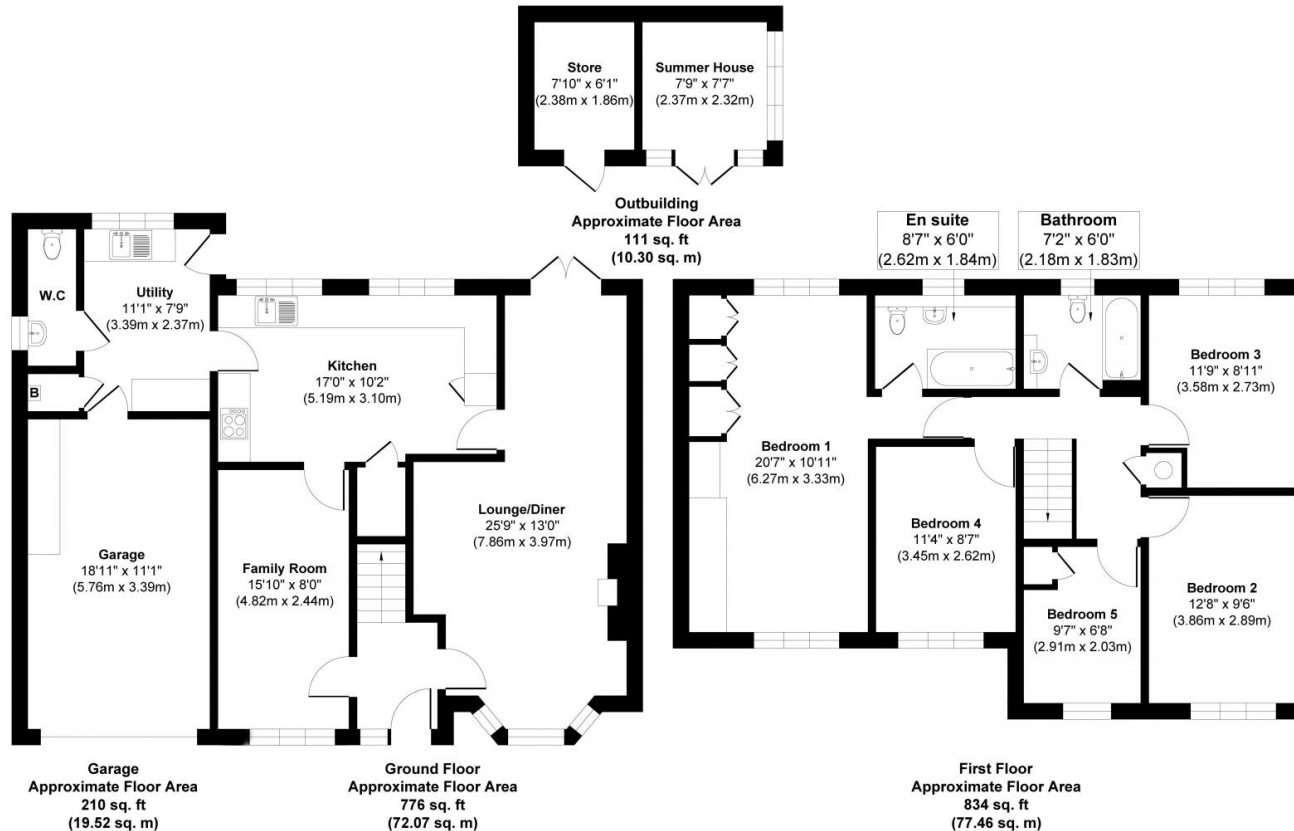
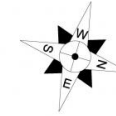


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