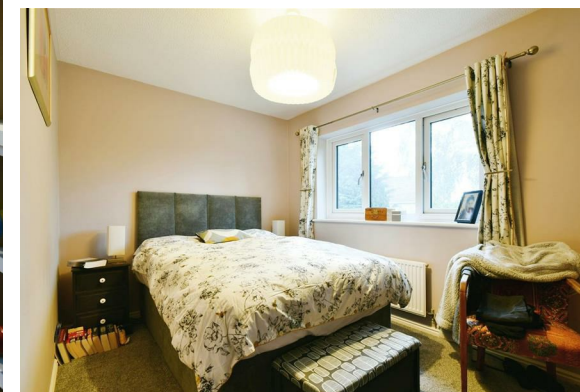




41 Becksid Elvington
York, YO41 4BE
Guide Price £350,000

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A fabulous three bedroom detached house located at the end of this quiet cul-de-sac within this popular village of Elvington and benefitting from Fulford Secondary School catchment as well local primary school and excellent road links to York City centre. This well cared-for property is sure to appeal to many buyers, having undergone improvement to the internal décor as well as delightful gardens to front and rear. It fully comprises; Entrance hallway, large living/sitting room with French doors to rear, fully fitted kitchen, first floor landing, three first floor bedrooms (two doubles, one generous single) and three piece house bathroom. To the outside is a well presented front garden, driveway providing off street parking and the potential for electric car charging leading to an attached single garage. To the rear is a landscaped garden with lawn, paved patio, mature shrubs and flower borders. The width of the plot also gives opportunity to extend further, with planning permission previously granted. An internal viewing is highly recommended, please call Churchills Estate Agents today.



Entrance Hall

Composite entrance door, single panelled radiator, oak flooring, under stairs cupboard, stairs to first floor.



Lounge/Dining Room

19'7 x 11'7 (5.97m x 3.53m)

Double glazed window to front, French doors to garden, two single panelled radiators, gas fire with living flame, oak flooring, coving, power points, TV point.



Kitchen

11 x 9'1 (3.35m x 2.77m)

Window to rear, fitted wall and base units with oak countertop, 1.5 sink and mixer tap, fitted gas hob, eye-level oven, plumbing for slimline dishwasher, extractor, oak flooring, power points.





First Floor Landing

Window to side, carpet, power points, loft access.

Bedroom One

11'9 x 8'2 (3.58m x 2.49m)

Window to front, single panelled radiator, carpet, power points.

Bedroom Two

Window to rear, single panelled radiator, carpet, power points.

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

Window to front, fitted storage, radiator, carpet, power points.

House Bathroom

8 x 5'9 (2.44m x 1.75m)

Opaque window to rear, panelled bath, low-level WC, pedestal wash hand basin, part tiled wall, vinyl flooring, extractor fan, cupboard with wall mounted boiler.

Attached Garage

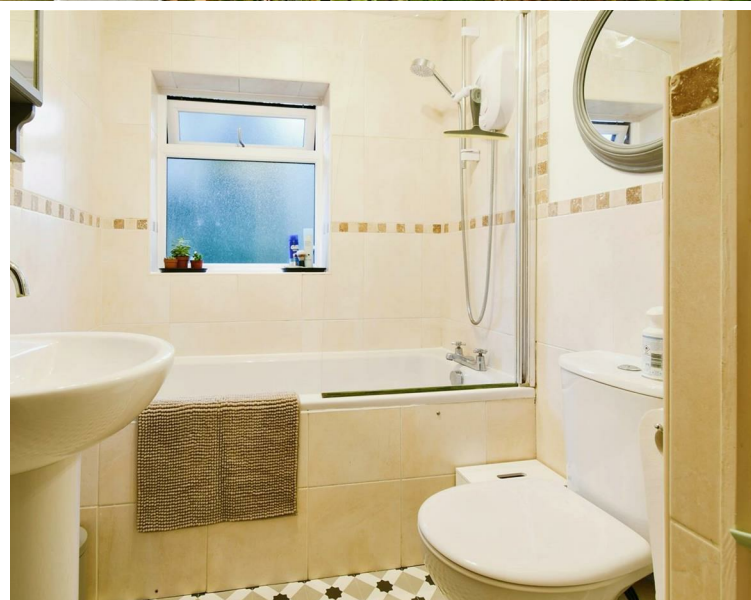
17'7 x 8'8 (5.36m x 2.64m)

Up and over door, power and lighting.

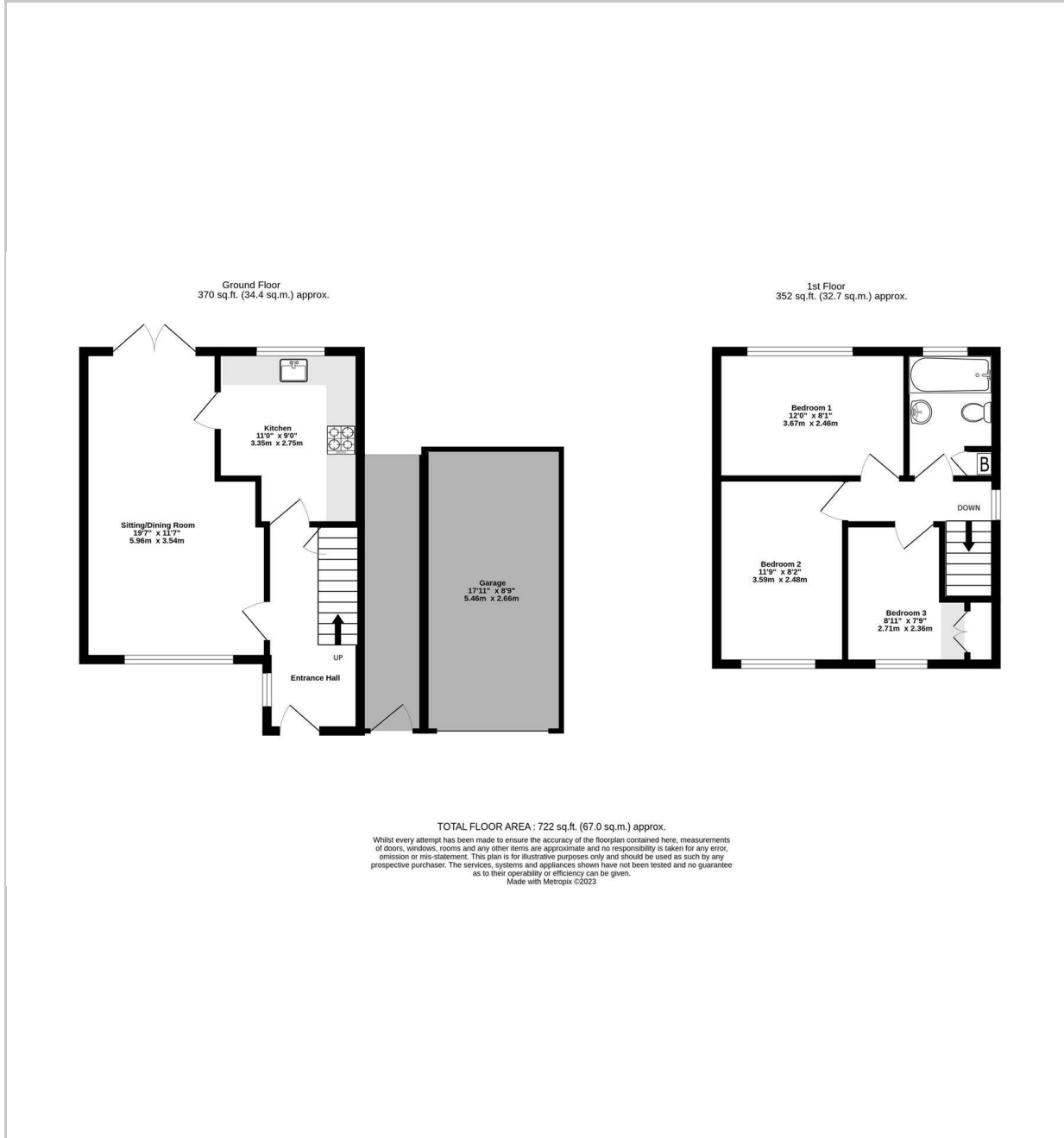
Outside

Delightful front garden with lawn and flower borders. Paved driveway for parking, alleyway and side access to rear garden.

Rear mature garden with patio, lawn and borders. Timber fence boundary, lighting power socket & water tap.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	

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