



30 Riverside Close Elvington
York, YO41 4DU
Guide Price £235,000

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NO FORWARD CHAIN - CUL-DE-SAC POSITION - WELL MAINTAINED THROUGHOUT - ALLOCATED PARKING SPACE. We are delighted to offer to the market this lovely two double bedroom bungalow in this quiet cul-de-sac location in the popular village of Elvington on the east side of York. Local amenities include post office, local shop and public house plus frequent bus links to York city centre, York station and within easy access of the A64. The property briefly comprises entrance, spacious lounge, fitted kitchen, two double bedrooms and three piece bathroom suite. To the outside is a small garden to the front and an allocated parking space plus a low maintenance garden to the rear. An accompanied viewing is strongly recommended.

Entrance Hall

Entrance door, useful storage cupboard. Door to:

Lounge

19'1 x 10'0 (5.82m x 3.05m)

uPVC windows, electric fire with surround, power points.

Kitchen

9'11 x 9'2 (3.02m x 2.79m)

uPVC window, fitted wall and base units with work surfaces, inset sink and drainer, space and plumbing for appliances, power points. Door to:

Utility

uPVC windows, space for appliances, useful storage.

Inner Lobby

Doors to:

Bedroom 1

10'11 x 10'0 (3.33m x 3.05m)

uPVC window, fitted wardrobes, drawers and bedside table, access to loft space with boiler.





Bedroom 2

10'4 x 9'1 (3.15m x 2.77m)

uPVC window, radiator.

Bathroom

7'4 x 5'11 (2.24m x 1.80m)

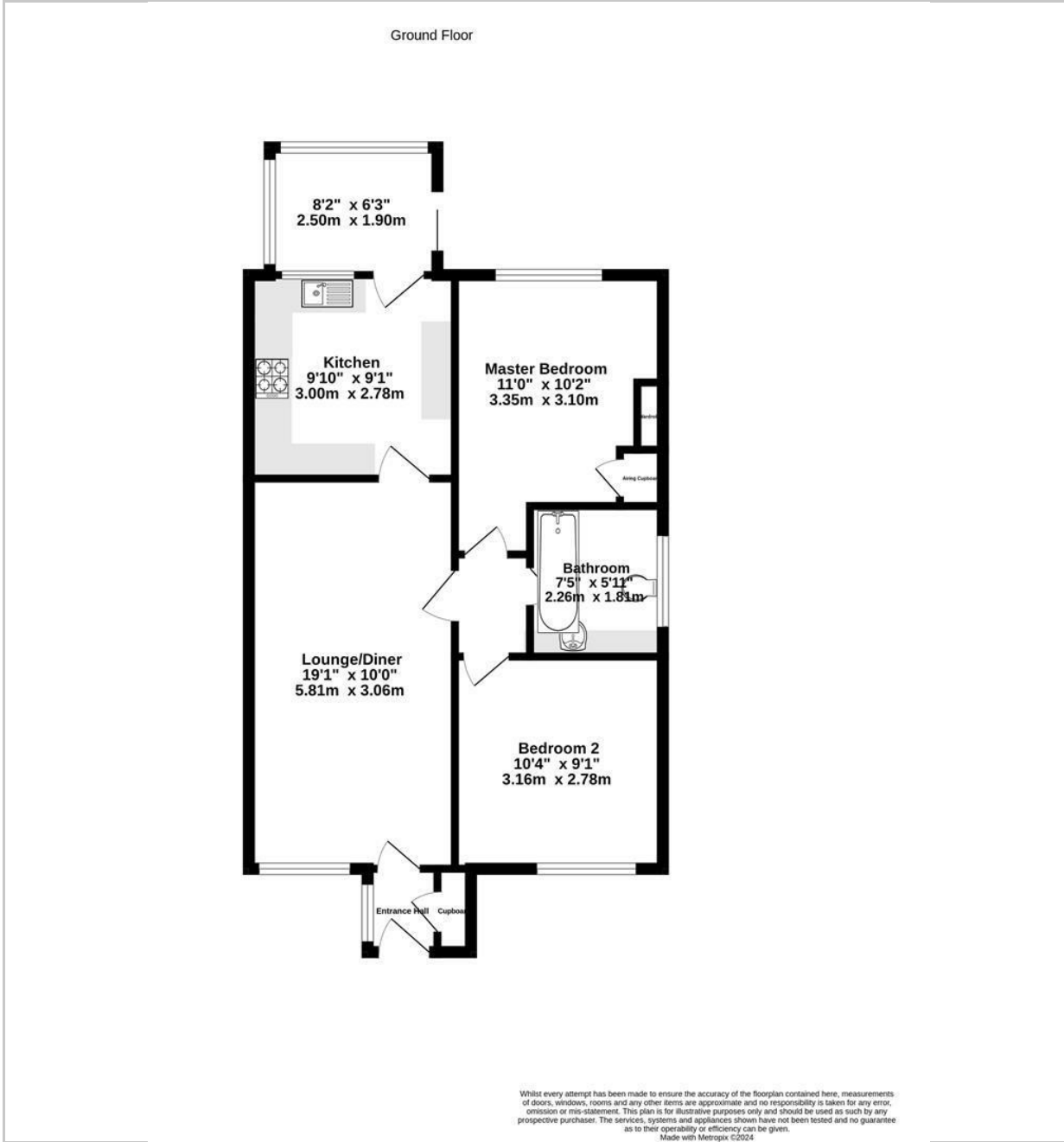
Opaque uPVC window, bath with shower over, wash hand basin set in vanity unit, low level WC, radiator.

Outside

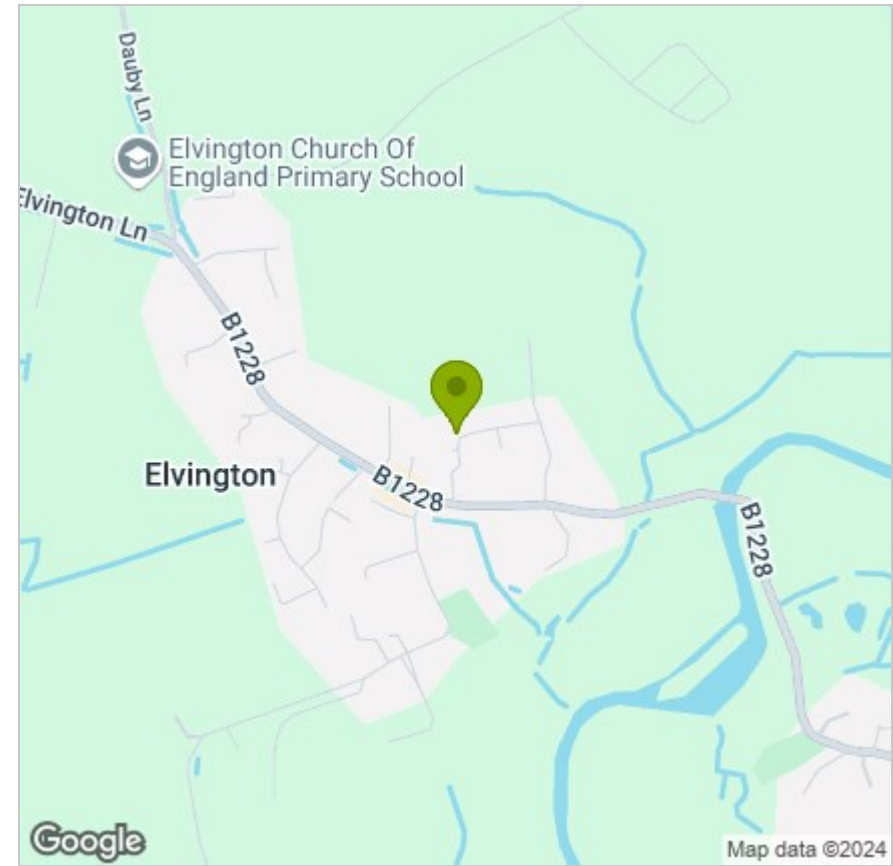
To the front of the property is a lawned area whilst to the rear is a low maintenance garden with lawn and patio areas and a raised brick flower bed. There is also one allocated parking space nearby.



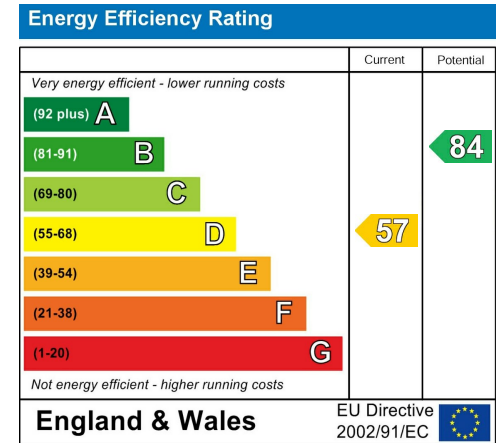
FLOOR PLAN



LOCATION



EPC



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