



30 Riverside Close Elvington

York, YO41 4DU

**Guide Price £220,000**





**RARE OPPORTUNITY TO PURCHASE THIS LOVELY BUNGALOW WITH NO FORWARD CHAIN IN SOUGHT AFTER VILLAGE.** Positioned in a quite cul-de-sac at the end of the village the location is perfect to take advantage of beautiful local walks beside the canal, whilst still being close to the shop, bus stop, pub, village hall and church. With two double bedrooms, spacious lounge, fitted kitchen, and three piece bathroom suite there is plenty of space to make your own. Having been a much loved home for many years, the property could benefit from some cosmetic updating. 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)

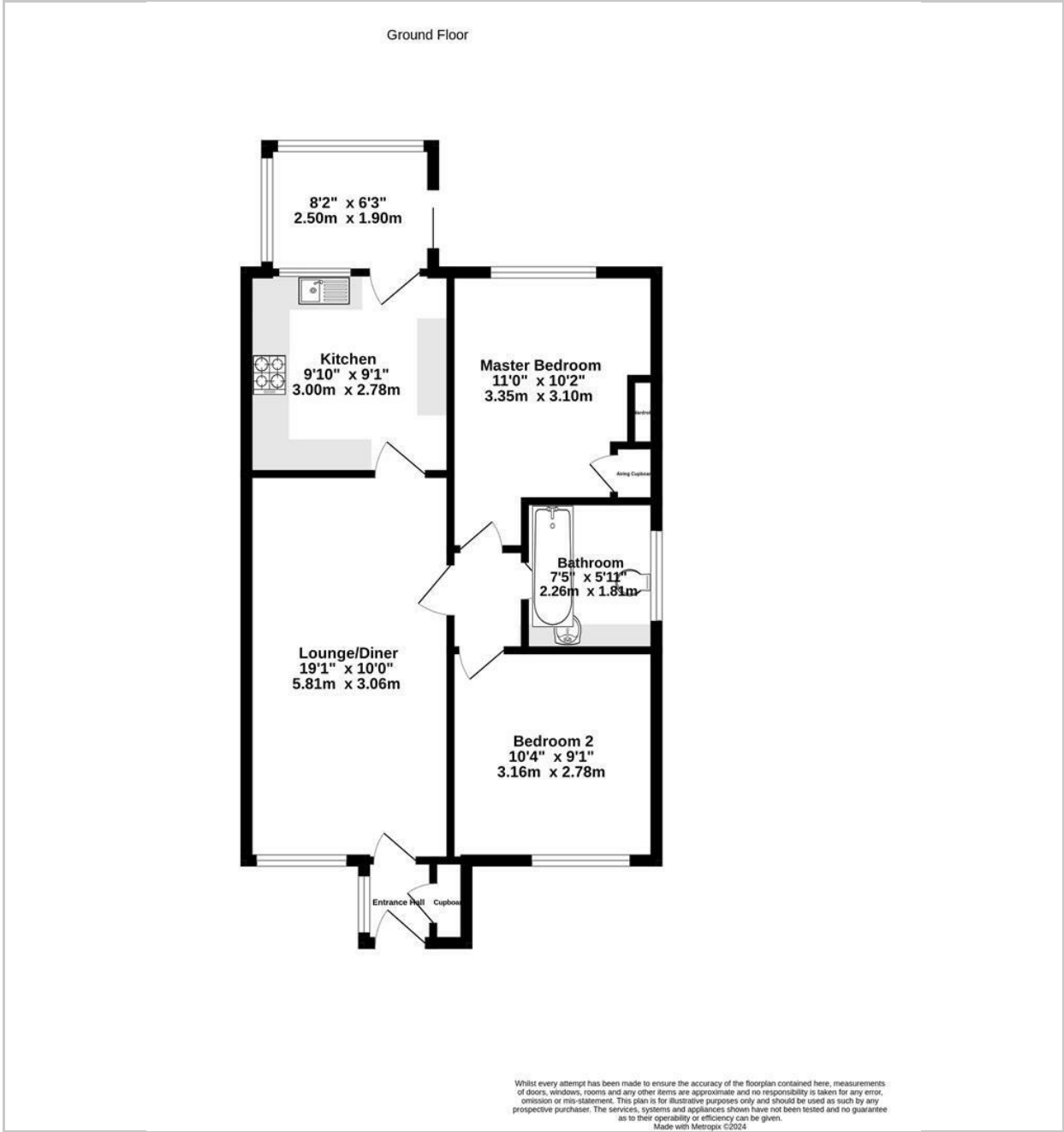
Opaque uPVC window, bath with shower over, wash hand basin set in vanity unit, low level WC, radiator.

### Outside

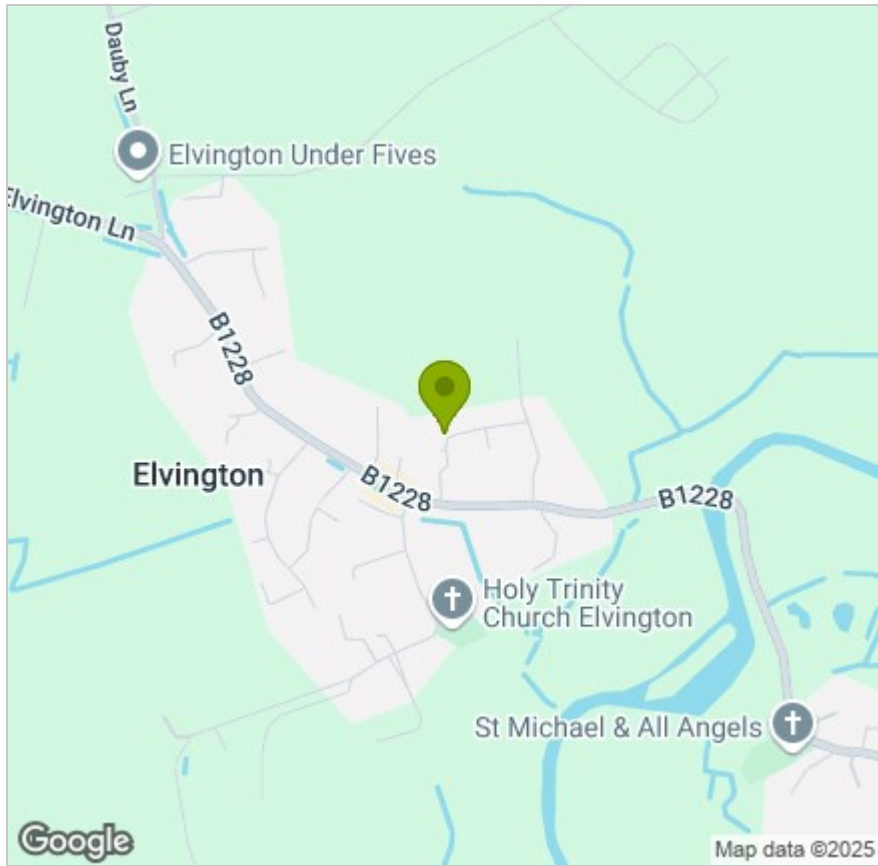
To the front of the property is a lawned area whilst to the rear is a low maintenance garden with lawn and patio areas and a raised brick flower bed. There is also one allocated parking space nearby.



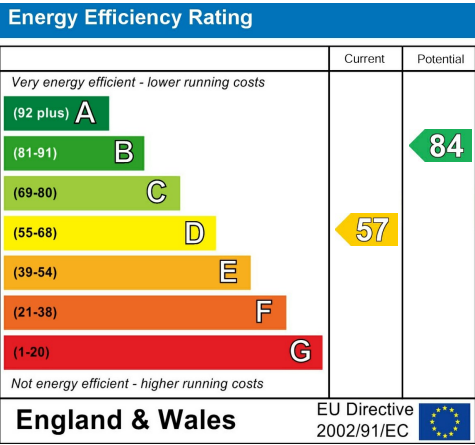
FLOOR PLAN



LOCATION



EPC



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