



Farleigh Main Street Elvington

York, YO41 4AG

**Guide Price £550,000**



**NO ONWARD CHAIN**

A superb opportunity to purchase this 4 bedroom village property located in Elvington which benefits from being within the Fulford School catchment as well as having a local primary school and excellent road links to York City Centre and beyond. Offering bright and spacious living accommodation with the potential to enhance further. The property comprises: Entrance hallway; 19' dual aspect lounge; separate dining room; breakfast kitchen; utility room; wc/cloakroom and study. First floor galleried landing; Master bedroom with fitted wardrobes and 3 piece ensuite shower room. 3 Further bedrooms and 4 piece house bathroom. To the outside there is a gated paved driveway providing off-street parking for multiple vehicles. Front and rear long gardens with tall trees and hedges and borders. Attached double garage with up and over doors and having power and lighting. Accompanied viewing is highly recommended.

**Entrance Hallway**

Entrance door; double panelled radiator ; carpet; power points and stairs to 1st floor landing.

**Lounge**

19' x 11'8" (5.79m x 3.56m)

UPVC windows to front and French doors to rear, gas fire with surround, double panelled radiator, laminate flooring, TV and power points.

**Dining Room**

13' x 10' (3.96m x 3.05m)

UPVC window to rear,, double panelled radiator, carpet and power points

**Kitchen**

18'10" x 12'6" (5.74m x 3.81m)

Windows to side and rear, fitted wall and base units with counter top, one and a half stainless steel sink and drainer with mixer tap over, eye level double oven, fitted hob, space and plumbing for appliances, tiled flooring, power points and double panelled radiator.

**Utility Room**

Fitted units with space and plumbing for appliances, double panelled radiator, power points, tiled flooring, door to side, extractor fan

**Study**

10' x 10' (3.05m x 3.05m)

Window to front, double panelled radiator, carpet and power points

**WC/Cloakroom**

Window to side, low level WC, pedestal washbasin, double panelled radiator and tiled floor





### **First floor landing**

Double glazed window to front, double panelled radiator, airing cupboard, power points

### **Master bedroom**

16' x 12'6" (4.88m x 3.81m)

Window to front and rear, double panelled radiator, fitted wardrobes, carpet, power points

### **Ensuite shower room**

Opaque window to side, low level WC, pedestal washbasin, corner shower cubicle, part tiled walls, tiled flooring, extractor fan, double panelled radiator

### **Bedroom 2**

14'5" x 10'1" (4.39m x 3.07m)

Window to rear, fitted wardrobe, double panelled radiator, power points, carpet

### **Bedroom 3**

10'2" x 10'2" (3.10m x 3.10m)

Window to front, fitted wardrobes, eaves storage, double panelled radiator, power points, carpet

### **Bedroom 4**

8'9" x 9' (2.67m x 2.74m)

Fitted wardrobes, double panelled radiator, power points, carpet

### **House Bathroom**

10'1" x 9'6" (3.07m x 2.90m)

Opaque window to rear, shower cubicle, pedestal wash handbasin, low level WC, part tiled walls, tiled flooring double panelled radiator, recessed ceiling spotlights, extractor fan

### **Outside**

Front lawned garden with tall trees and shrubbery, gated paved driveway, side access, long rear garden with patio area, timber fencing and hedged boundary

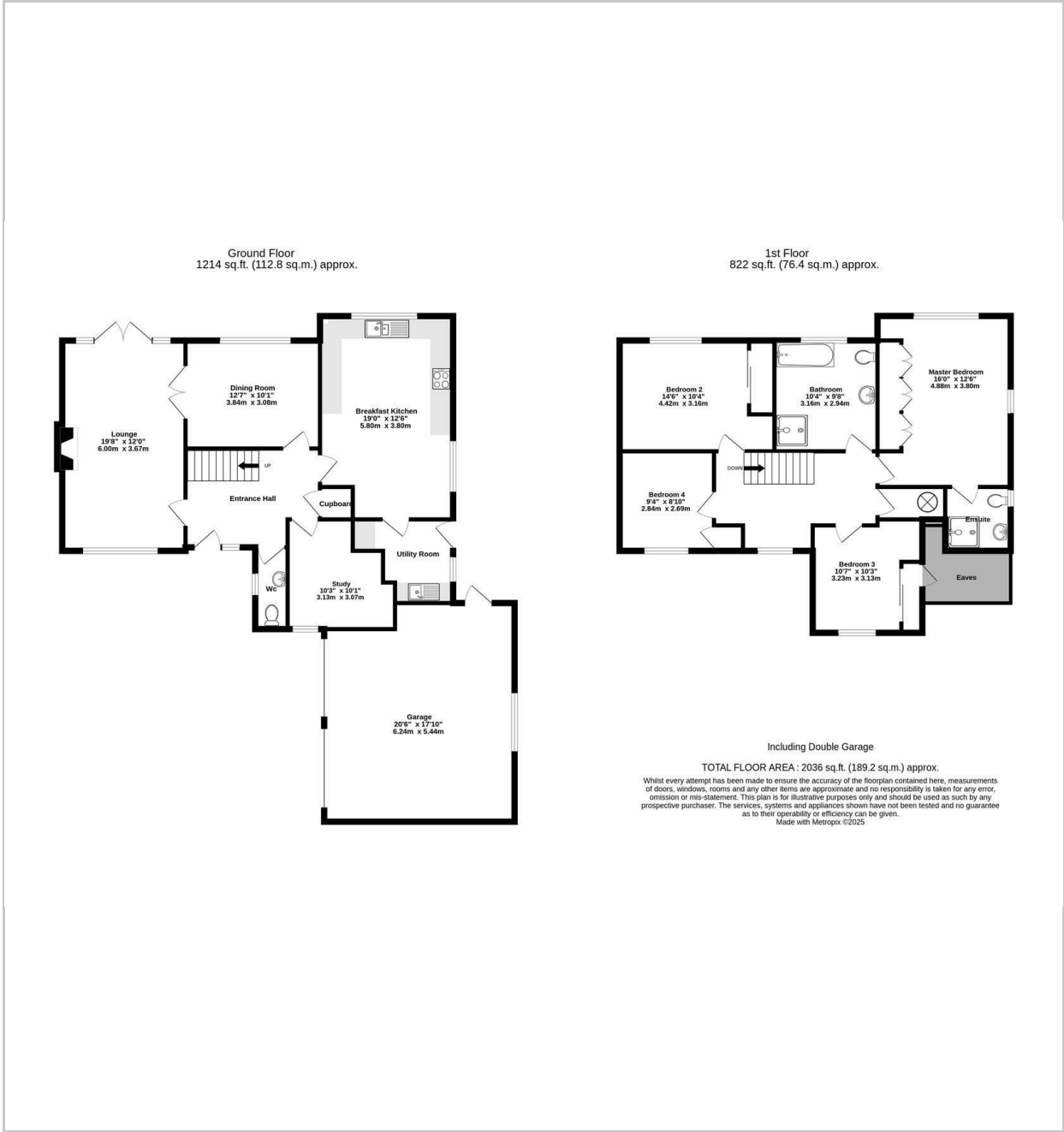
### **Garage**

20'8" x 17'9" (6.30m x 5.41m)

2 x up and over garage doors, window to side, wall mounted boiler, access door, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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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