



26 Belvoir Avenue Elvington
York, YO41 4DS

Guide Price £450,000

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NO ONWARD CHAIN! Beautiful 4-Bedroom Detached Home in Charming Village Location.

Nestled in the heart of this attractive sought-after village, and less than 10 minutes walk from the river Derwent, which is a designated Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

This attractively presented four-bedroom detached home offers spacious and modern living in a peaceful setting. Set back from the road at the head of a cul-de-sac behind a neat frontage, the home enjoys peaceful surroundings while remaining within easy reach of local amenities, schools, and transport links. The accommodation is spacious and versatile and is immaculately presented throughout. The property provides a perfect opportunity for families and pets, seeking a move-in ready home with a touch of countryside charm without compromising on convenience.

This is a chain-free property available for immediate occupation.

The ground floor features a bright and welcoming entrance hall, generous living room and dining room with French doors opening onto the private rear garden. There is a newly fitted modern kitchen with integrated appliances and newly fitted downstairs cloakroom for added convenience.

Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, plus a good size stylish family bathroom. The bathroom and en-suite are also newly fitted.

Outside, the property enjoys a sizeable rear garden, perfect for families relaxing or entertaining. There is also a driveway with parking for up to four cars and a large detached double garage with power, lighting and a useful mezzanine platform and shelving providing extra storage.

Entrance Hall

Laminate flooring, window to side

Downstairs w.c.

Low level w.c., wash hand basin, window to side, central heating radiator, oak veneered door

Lounge

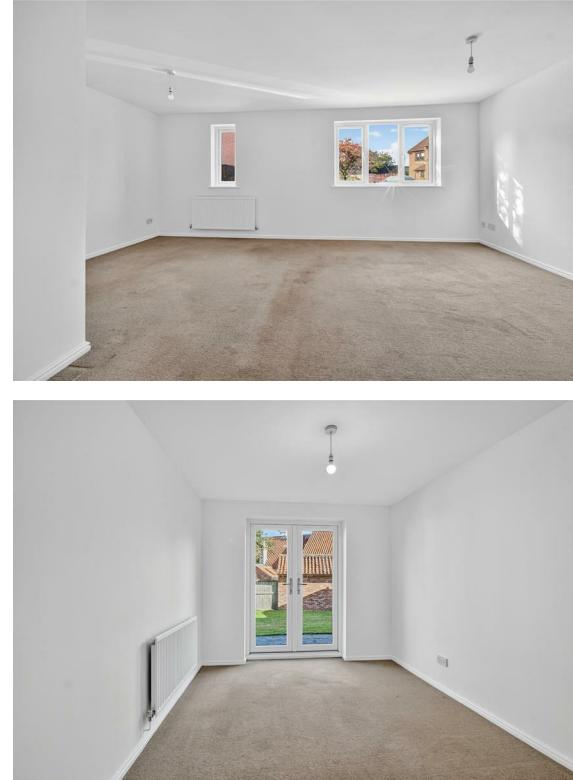
18'6" x 16'9" (5.64m x 5.11m)

Two windows to front elevation, central heating radiator, oak veneered doors

Sitting/Dining Room

15'4" x 8'6" (4.67m x 2.59m)

Understairs cupboard, central heating radiator, French doors to rear, oak veneered doors





Kitchen

11'11" x 10' (3.63m x 3.05m)

Recently fitted with an excellent range of matching base and wall mounted units incorporating solid oak work surfaces, tiled splashbacks, built in electric oven, ceramic hob with extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, one and a half bowl stainless steel sink with mixer tap over, window to side, oak flooring, oak veneered internal door and door to garden.

Hall

Stairs to first floor landing, window to front elevation, over stairs cupboard

Bedroom 1

16' x 10' (4.88m x 3.05m)

Window to front elevation, central heating radiator, oak veneered door

En-suite

Walk in shower, wash hand basin with mixer tap over, low level w.c., laminate flooring; side window, oak veneered door

Bedroom 2

14'3" x 8'6" (4.34m x 2.59m)

Window to front elevation, central heating radiator, oak veneered door

Bedroom 3

11'11" x 10' (3.63m x 3.05m)

Window to rear, central heating radiator, oak veneered door

Bedroom 4

8'10" x 8'6" (2.69m x 2.59m)

Window to rear, central heating radiator, oak veneered door

Family Bathroom

7'10" x 6'11" (2.39m x 2.11m)

Panelled bath with rainfall shower, wash hand basin set in attractive vanity unit, low level w.c., Mermaid board paneling to walls, heated towel rail, extractor fan, laminate flooring, window, oak veneered door

Garage

18' x 17'5" (5.49m x 5.31m)

Detached double garage with lighting, power and a mezzanine platform and shelving providing additional storage space

To the outside

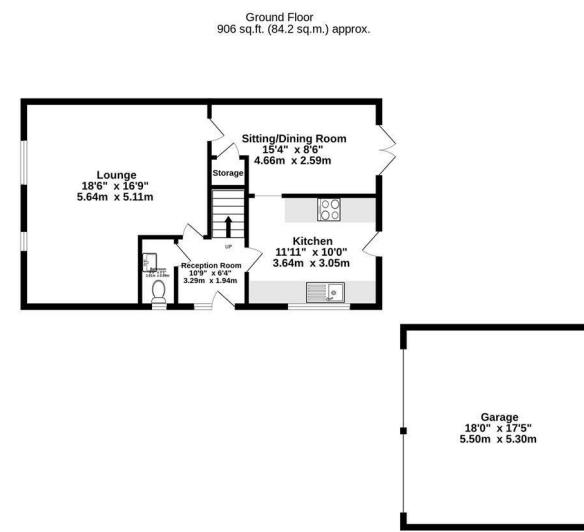
There are open plan gardens to the front whilst to the side is a gravelled drive providing parking for up to four cars and leading to the detached double garage. To the side and rear is a fully enclosed low maintenance lawned garden with a large patio area.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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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