



HUDSON
MOODY

White House Cottage Main Street, Elvington, York
YO41 4AG

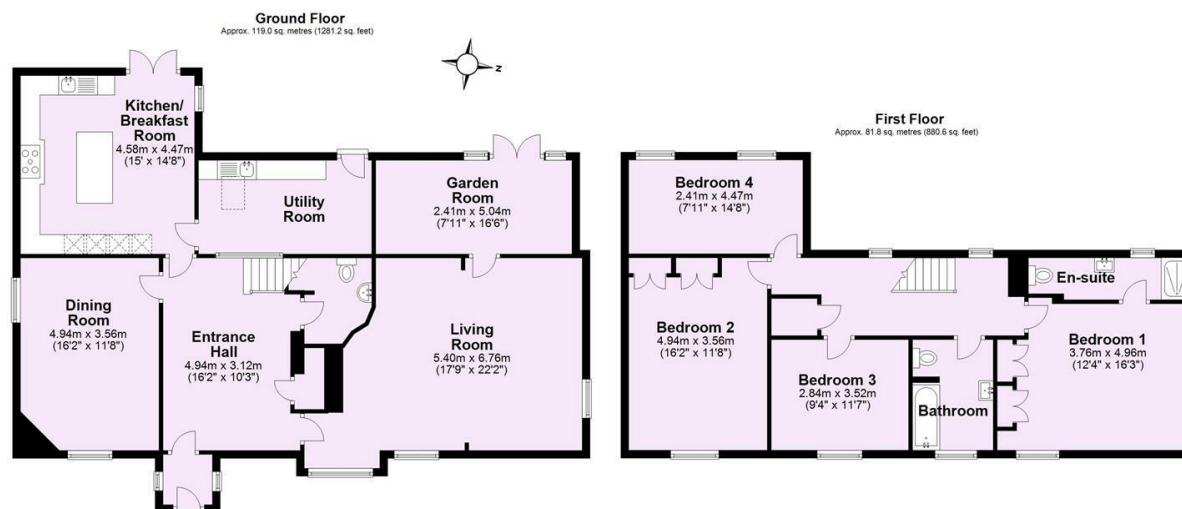
A lovely character home boasting private westerly facing gardens backing onto open countryside. Situated within the highly regarded village of Elvington, lying to the East of York.

- Charming 4 Bedroom Detached Character Cottage
- Private Gardens + Fruit Trees
- Lovely Kutchenhaus Kitchen + Silestone tops. Utility
- Garden Room with Vaulted Ceiling
- Welcoming Sized Reception Hall
- Living + Dining Room with Gas Fireplaces
- Main Bedroom En-Suite + House Bathroom
- Double Garage. EPC: C
- Village Primary School top 1% nationally for academic achievement (22/23). Fulford School Catchment
- Village Sports Club. Doctors Surgery/Health Centre

Price £650,000

Tenure: Freehold

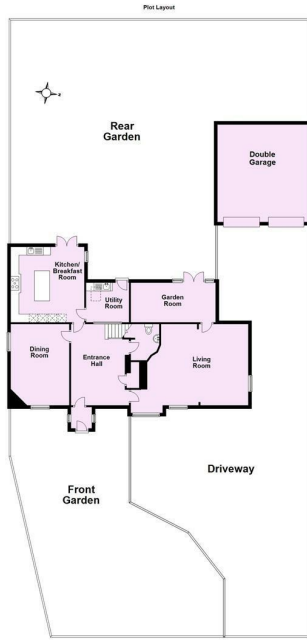
Council Tax Band: F



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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