

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		70	81
(69-80) C		73	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			







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- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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