



**Church Lane, Elvington, York, North Yorkshire, YO41 4AD**



- No Onward Chain • A beautifully presented period cottage in a highly desirable location • Living room with a log burner • Open plan kitchen/diner • Kitchen with a range of appliances and a separate utility room • Two large double bedrooms & a family bathroom • Studio perfect for use as a home office, games room or for crafting. Two additional brick built stores • Enclosed gravelled rear courtyard, perfect if you have pets • A separate garden which is mainly laid to lawn with mature shrubs to its borders. Summer house • EPC = D

## Guide Price £275,000

Located in the highly desirable village of Elvington, just off the main street, is this fantastic two-bedroom period cottage. This lovely home retains many of its original features but has been sympathetically modernised to suit modern day living. The property has been a successful holiday let for a number of years so this could be continued if so desired. The property is ideally suited to first time buyers or anyone looking to downsize. This cottage is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

Walking through the attractive wooden porch, into the living room, your eyes are immediately drawn to the log burner with slate hearth and exposed brickwork. It really is the focal point of the room and provides the perfect addition especially in the winter months. There is more than enough space to accommodate two good size settee's and a coffee table.

The kitchen area has been fitted with grey tiled flooring, a variety of wall and base units and a solid U shaped wood worktop that incorporates a ceramic sink with drainer. Integrated appliances include a fridge/freezer, oven, 4 ring hob and a dishwasher. In addition, there is space for a dining table and chairs. A utility room can be found at the rear of the property which houses the Worcester combi boiler and has space for white goods. A door from here opens to the rear courtyard. There is an exposed brick feature wall beneath the stairs, which really elevates the rusticity of the property.

To the first floor there are two good sized double bedrooms, with the master boasting a cast iron feature fire place. A bathroom comprising bath with rainfall shower over, low level w/c, floating hand basin and chrome heated towel rail completes the internal accommodation.

To the rear of the property you will find a good sized gravel area with paving stones that lead to the rear gate. There are two brick built stores, perfect for the storage of gardening paraphernalia. In addition there is a studio that could be used as a home office, games room or crafting area. The studio has been fitted with a w/c, LED lighting and a Velux window. There is gravelled access behind the row of cottages for the residents to access their gardens.

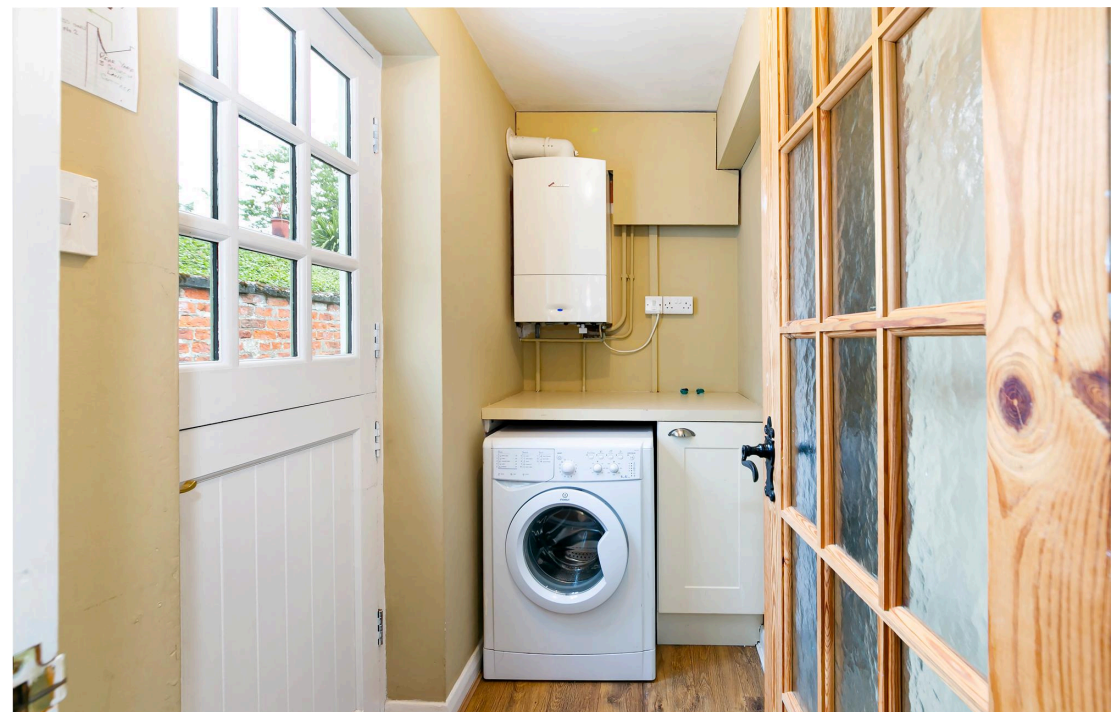
The garden is mainly laid to lawn with the addition of mature shrubs and three fruit trees. With the garden being separate, it enjoys privacy and provides the perfect place to sit and enjoy the sun in the summer months. There is a summer house in one corner.





**A STUNNING PERIOD COTTAGE WITH NO ONWARD CHAIN**





**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	88

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority York City Council

Services All mains services



Address: Church Lane, Elvington, York, North Yorkshire, YO41 4AD  
Reference: 2008



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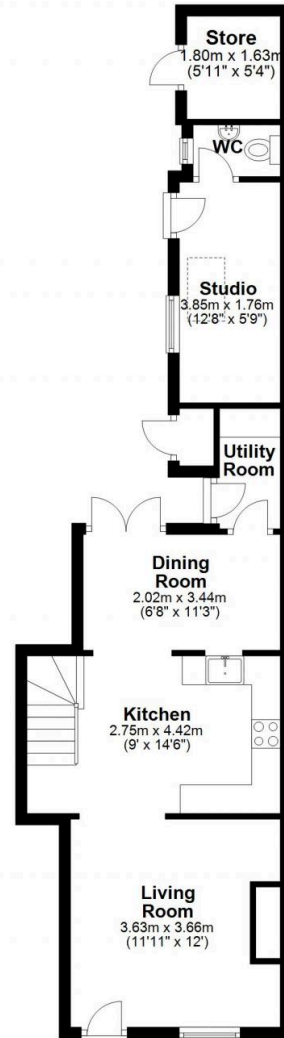


Offices in York, Pocklington and Market Weighton

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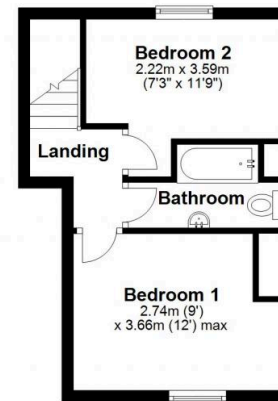
### Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



### First Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

### Disclaimer

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