



Main Street, Elvington, York, North Yorkshire, YO41 4AA

- No Onward Chain • A detached bungalow with a substantial plot that is extremely private • Kitchen with a range of appliances • Open plan living/dining area with a modern central fire • Relaxed dining area to the side • Garden room with a bar • Two double bedrooms, both with fitted wardrobes. Family bathroom • Large garden comprising lawn, an orchard, gravelled seating area & two timber sheds • Garage, car port & additional off street parking • EPC = D

Guide Price £400,000

****CASH BUYERS ONLY****

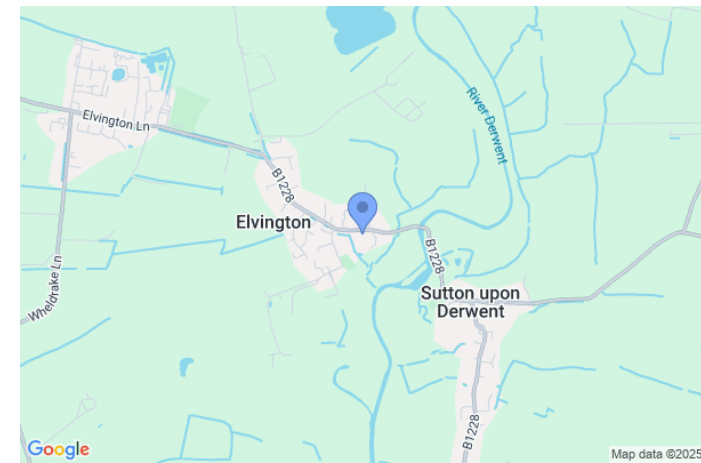
Puutalo is a striking property of Scandinavian design. In Finnish the name translates to 'wood house' an early indicator that the property is primarily constructed of timber. This property is one of a pair which sit side by side. The next door neighbours have transformed their property over the last year, so if you are looking for inspiration, you really don't have to look far. A striking feature of this property is the substantial plot that it comes with, not only does it have an abundance of parking to the front but has a large garden to both the side and rear. This really isn't your run of the mill property, so a viewing is highly recommended to fully appreciate its unique character. Puutalo is offered to the market with No Onward Chain.

On entering you will find yourself in a porch which is perfect for the storage of coats and shoes. Moving through you come into the open plan kitchen/breakfast area which has been fitted with a stainless steel work top to one side and an L shaped worktop to the other, which doubles up as a breakfast bar. There are a number of appliances including, a range cooker with five ring gas hob over, a separate two ring electric hob, an American style fridge/freezer, dishwasher and washing machine. There is fitted storage and opening within the wall that gives access to the contemporary dining/living area.

It is hard to not be impressed by the stunning feature gas fire at the rear of the room which is not only perfect for colder nights but provides a lovely focal point. There is space for a large dining table with chairs, whilst a second seating area to the side can be used for relaxed dining or as a bar. There is a garden room at the rear which has been converted into an entertaining area with a bar and has a door which opens to a substantial raised decking area. You will notice that there are large panes of glass throughout the rear of the property which allows natural light to flood in.

Moving down the hall there are two double bedrooms, both with fitted wardrobes. A family bathroom comprising large walk in double shower, low level w/c, bidet and his & her hand basins completes the internal accommodation.

Externally the garden is substantial with an orchard to one side, lawn, a gravelled area at the centre and raised timber decking that runs the full width of the bungalow. The garden is fully enclosed by a mature hedge, so is extremely private and secure. There are two timber garden sheds, a car port, garage and an abundance of off street parking.





A SCANDINAVIAN STYLE BUNGALOW WITH A SUBSTANTIAL PLOT



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority York City Council

Services All mains services



Address: Main Street, Elvington, York, North Yorkshire, YO41 4AA
Reference: 2012



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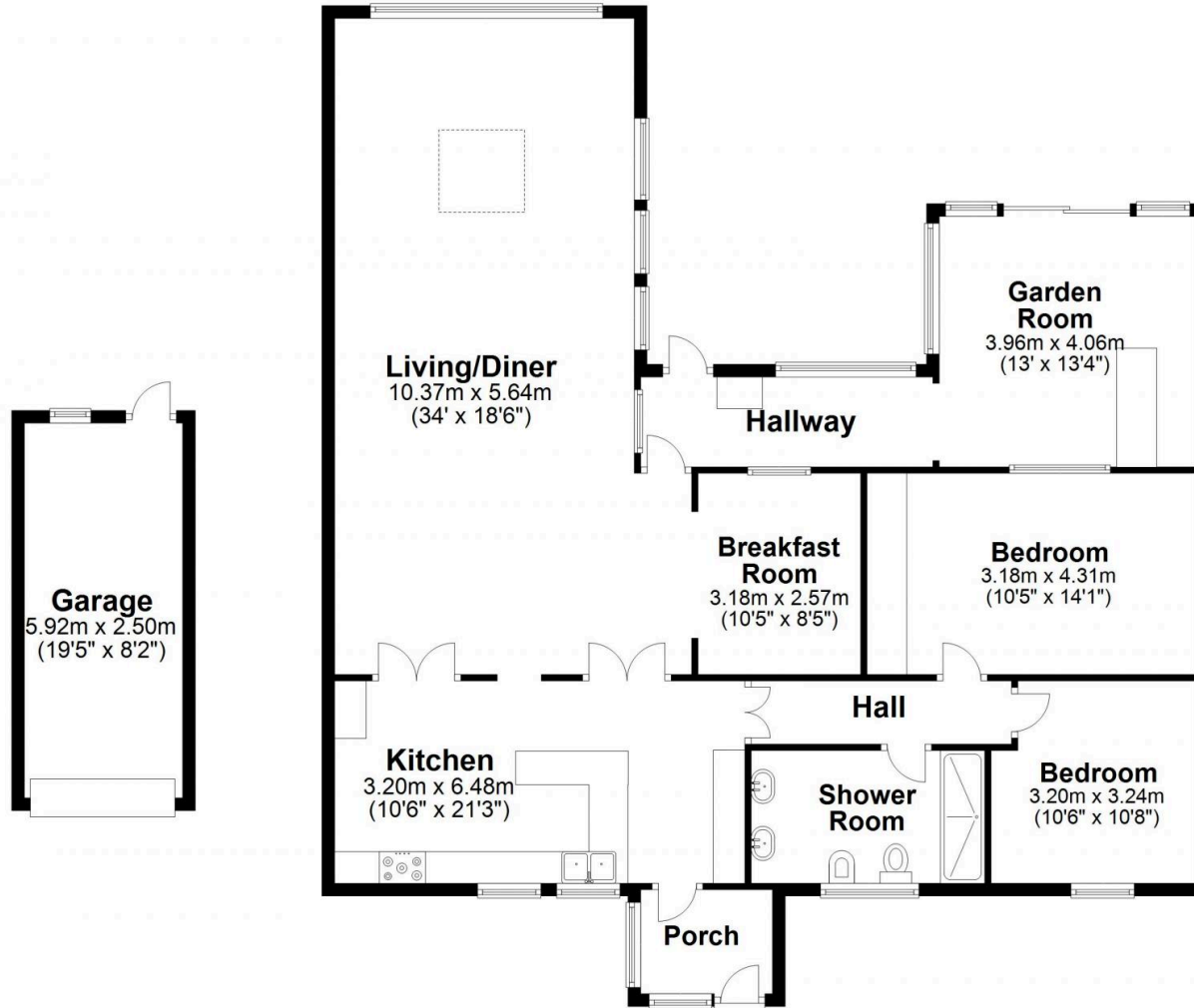


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 173.9 sq. metres (1871.7 sq. feet)



Total area: approx. 173.9 sq. metres (1871.7 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.

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