



RM
English

Dovecote Garth, Elvington, York, North Yorkshire, YO41 4BH

• No Onward Chain • A good sized family home in a highly desirable location • Solar panels • Kitchen & separate utility room • Living room with an open fire, formal dining area & a garden room • Home office & ground floor w/c • Four double bedrooms, two with built in storage & one with an en-suite. Family bathroom • Double garage with a studio at its rear. Large driveway • Mature gardens to the front & rear • EPC = D

Guide Price £525,000

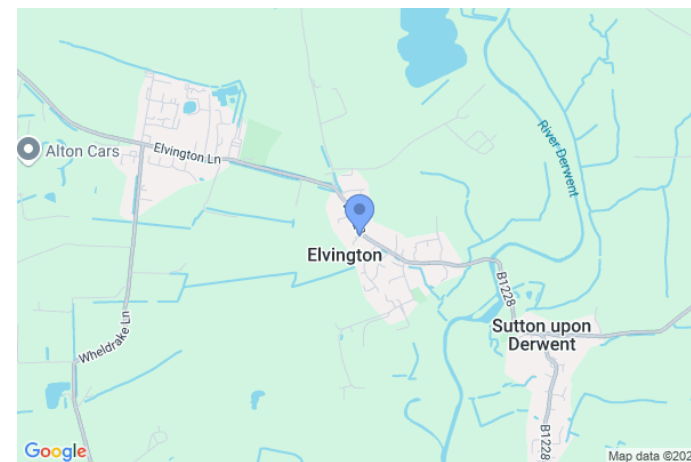
If you are looking to upsize, like the idea of village life but still need access to the main road networks and the centre of York, then look no further as this deceptively spacious family home could be what you have been waiting for. The property boasts multiple reception rooms, good sized bedrooms, mature gardens and solar panels. The village boasts a range of amenities including a pub, shop, medical practice and a primary school. Houses within this village are in high demand, so a viewing is highly recommended to fully appreciate everything it has to offer, especially as it is offered to the market with No Onward Chain.

Entering through the front door you will see a hallway leading to kitchen at the rear and various doors off to both sides. A home office and a cloakroom can be found on the right hand side, whilst a spacious living room with a large window and an open fire can be found on the left. Double doors from the living room open into the formal dining area which in turn leads to the garden room. The kitchen is immediately adjacent to the dining area, so if you like the idea of having a large open plan kitchen/living/dining area then it is more than possible to remove the wall that separates the two.

The kitchen has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer, four ring hob, dishwasher, single oven, fridge/freezer and various storage units. A separate utility room comprising worktop, boiler, washing machine, dryer and storage units completes the ground floor.

To the first floor there are four double bedrooms, two of which have built in wardrobes, whilst one has an en-suite comprising corner shower, low level w/c, hand basin with storage below and a chrome heated towel rail. A family bathroom comprising bath with shower over, pedestal hand basin and low level w/c completes the internal accommodation.

Externally you will find good sized gardens to both the front and rear, which are primarily laid to lawn with mature shrubs and trees to the borders. The rear has the benefit of a patio seating area, a timber garden shed and a studio which is located at the rear of the double garage. In addition to the garage there is a block paved drive which can accommodate multiple cars.

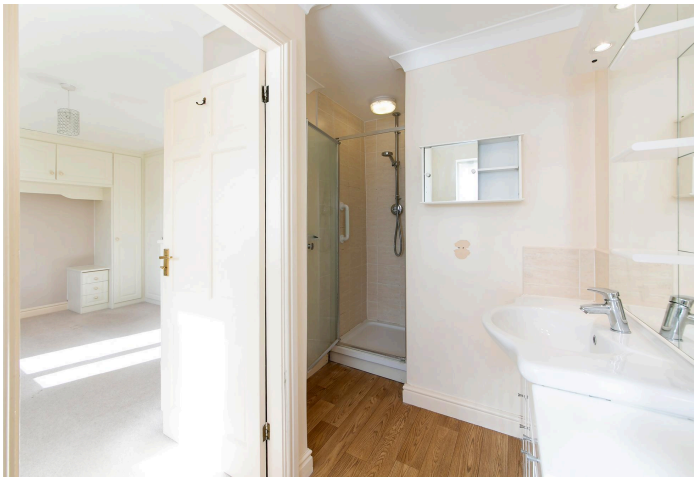




A FANTASTIC FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	69
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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 G

Local Authority York City Council

Services Mains water, electric & drainage. Oil fired central heating

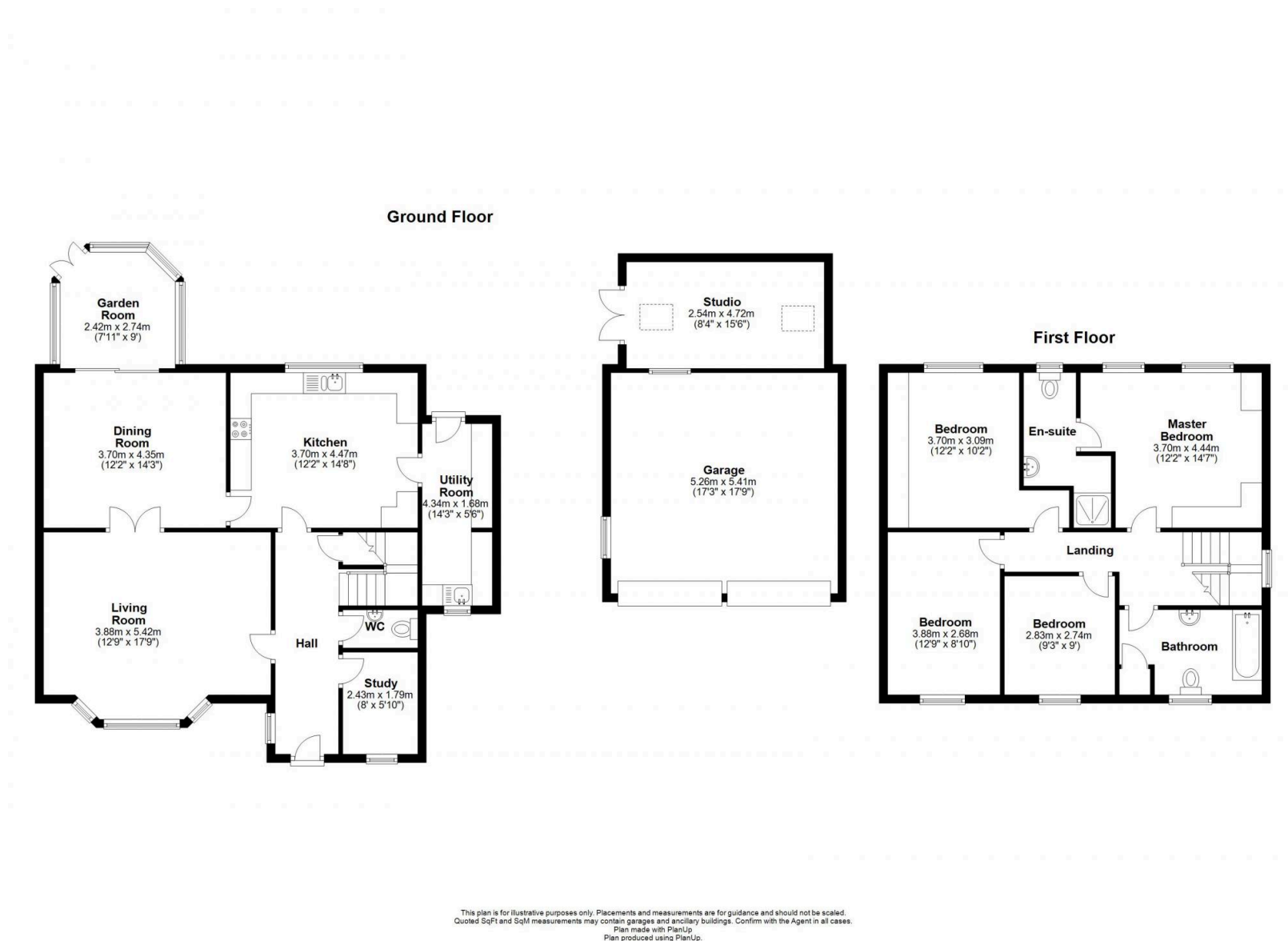


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