



DAVID BEATTIE
exp

7 Becksde, Elvinton

Offers Over £450,000

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David Beattie, powered by eXp is proud to present this four bedroom detached home in Elvington, and it's built around a genuinely outstanding space. The kitchen opens straight into a dual aspect garden room, roof lantern, French doors onto the garden, and this is where you'll actually live. Breakfast, homework, the twenty minutes you didn't mean to spend standing there with a coffee. It's the room that sells the house.

Worth saying too, with so many of us working from home now, this one's ready to go: move in, sit down, and start living from day one.

Being upfront about the bedrooms; they're good, honest doubles, no box rooms, but they don't try to compete with the drama downstairs, and we won't pretend they do. The master has its own en suite, and the family bathroom serving the rest is genuinely stunning, four piece, walk-in shower, the kind of room you'd happily show a guest.

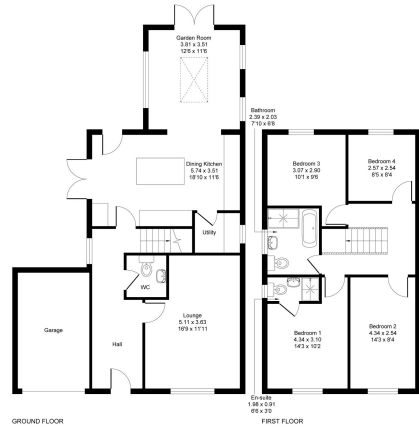
Outside, a south/south east garden wrapping round to the rear and side, not vast, but it catches the sun for most of the afternoon, with separate decking and lawn areas to make the most of it. There's a driveway with an electric car charging point, and the position itself does a lot of the work: a quiet cul-de-sac in Elvington, Fulford school catchment, a local primary on the doorstep, and York, the A64 and East Yorkshire all within easy reach.

Once you've spent time in the kitchen and garden room, it's clear this one sells itself. Viewing is strongly recommended.

Quote DB18357



7 Beckside
Approximate Gross Internal Area
Main House = 1338 sq. ft / 124.30 sq. m
(Excluding Garage)



Produced By Planpixel.co.uk Ltd.

- Genuinely turnkey, updated and extended to a high standard throughout
- Four well-proportioned bedrooms, no box rooms
- Driveway with electric car charging point
- Quiet cul-de-sac in Elvington village
- Easy access to York, the A64 and East Yorkshire
- Kitchen opens into a dual aspect garden room, the real living space of the house
- Master en suite plus a stunning four piece family bathroom
- Landscaped garden with decking and lawn + Garage
- Fulford school catchment plus local primary school
- Quote DB18357



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		