



18 Belvoir Avenue, Elvington, York YO41 4DS

HUDSON
MOODY

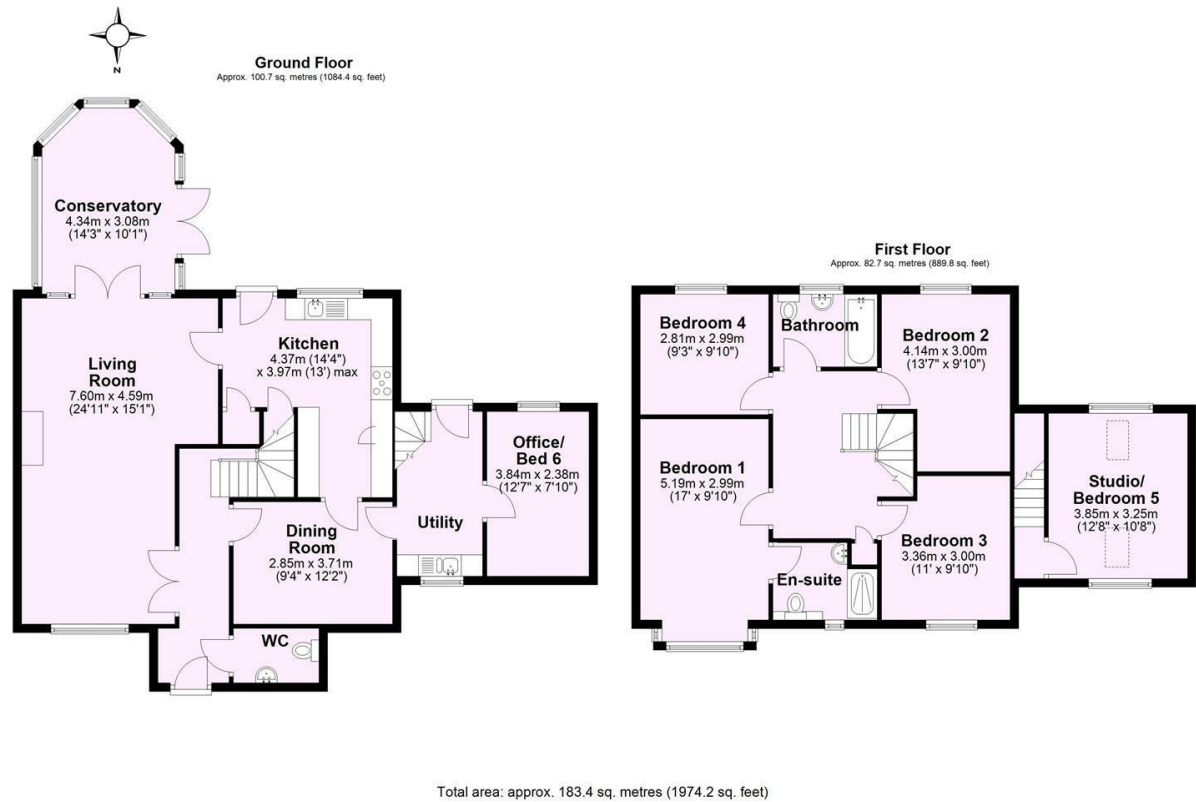
A FAMILY SIZED EXTENDED 5 bedroom detached property benefiting from a DOUBLE GARAGE and PRIVATE GARDENS. The property is situated in a cul-de-sac position within the highly regarded village of Elvington.

- Family Sized 5 Bedroom Property + 2 Storey Side Extension
- Lovely Private Gardens. Summerhouse inc. Wood Burning Stove
- Kitchen Breakfast Room. Dining + Utility Room
- Living Room. Conservatory
- En-Suite + House Bathroom
- 5th Bedroom or Hobby Room + Vaulted Ceiling
- Double Garage
- Village Primary School top 1% nationally for academic achievement (22/23). Fulford School Catchment
- Village Sports Club. Doctors Surgery/Health Centre. Village Pub
- EPC: C. Call Hudson Moody to View

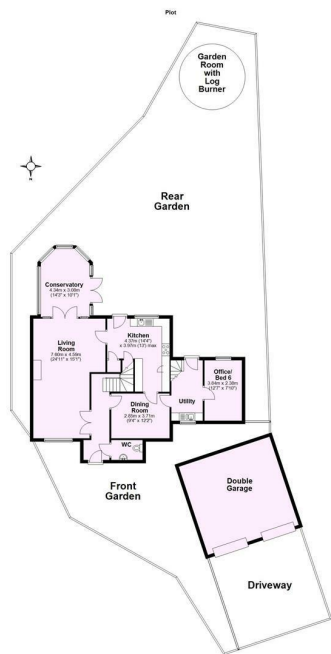
Guide Price £525,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 489906

property@hudson-moody.com