



00 Beck Close, York, YO41 4BG Offers in excess of £365,000

** ATTENTION BUYERS - SPACIOUS DETACHED HOME IN POPULAR VILLAGE **

In the vale of York in the pretty village of Elvington lies this spacious detached home. Set among other similar properties in this popular development this home will appeal to many and with the local amenities the village has including shop, pub and popular Yorkshire Air Museum nearby along with good access into the Historic city of York. It is also a good location for those looking to go to school at Fulford Secondary School which is popular.

The accommodation on offer briefly consists: Entrance hall, door to lounge with a central fire place which leads to the conservatory, a formal dining area and modern fitted kitchen with breakfast bar and dining area. Plenty of base and wall units along with preparation surfaces and plenty of storage. A downstairs cloakroom/WC complete the ground floor living space. Stairs then lead to the first floor landing with doors that lead four spacious bedrooms, two with fitted wardrobes and the house bathroom.

Outside to the front is an area of lawn and path with mature shrubs and to the rear, an enclosed garden with fence to perimeter.

A driveway leads to garage for ample off street parking.

This home which is well presented, in our opinion represents excellent value for money and we strongly suggest an early inspection.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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