



Belvoir Avenue, Elvington York YO41 4DS

welcome to

Belvoir Avenue, Elvington York

This attractive and well-maintained three-bedroom semi-detached property offers comfortable modern living in one of the area's most desirable village locations, just a short distance from York.



Living Room

16' 5" x 8' 10" (5.00m x 2.69m)

Kitchen/Diner

15' 1" x 8' 6" (4.60m x 2.59m)

Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Two

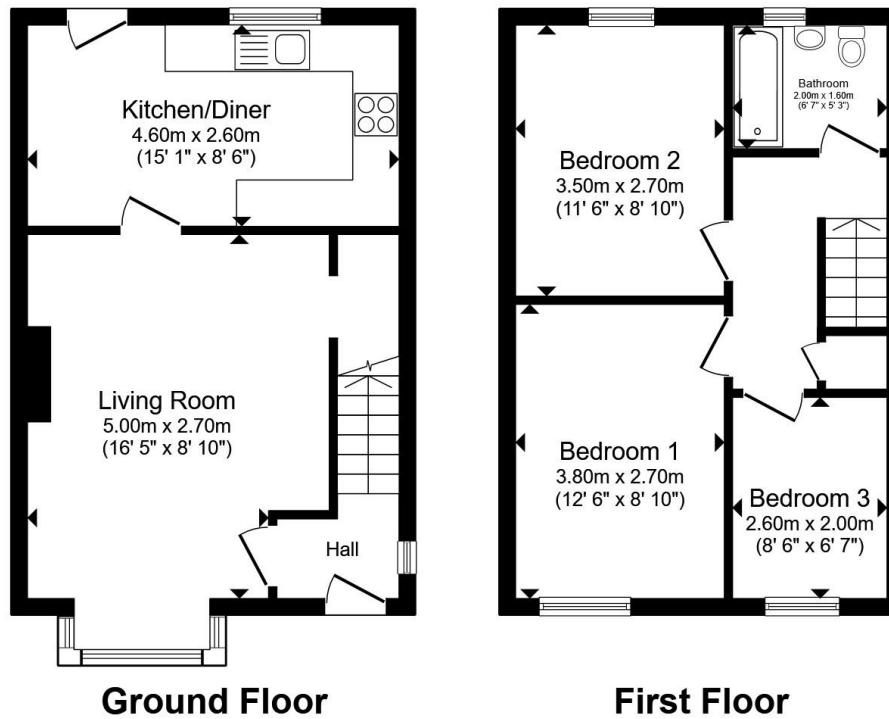
11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m)

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/YOR109752



welcome to

Belvoir Avenue, Elvington York

- GUIDE PRICE £270,000 - £280,000
- A WELL PRESENTED THREE BEDROOM HOME
- SOUGHT AFTER VILLAGE LOCATION
- MODERN KITCHEN DINER
- DETACHED GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£270,000



view this property online williamhbrown.co.uk/Property/YOR109752

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

YOR109752 - 0004

william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk