



HUDSON
MOODY

18 Riverside Close, Elvington, York YO41 4DU



Situated on the edge of the village of Elvington, is a family sized; ENERGY CONSCIOUS HOME that has been considerably extended including an impressive open plan dining kitchen with superb adjoining garden room; plus LOVELY VIEWS OVER OPEN COUNTRYSIDE. EPC: B



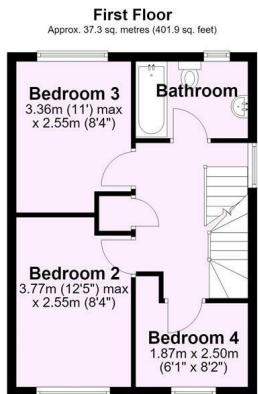
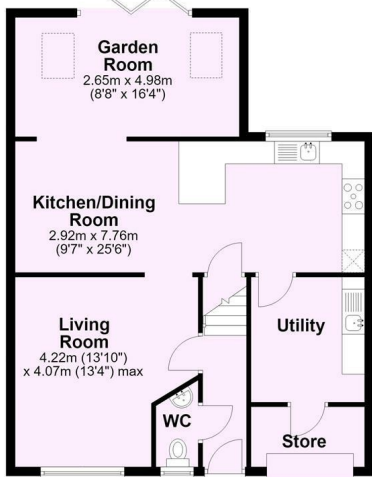
Accommodation:

- Extended Modern Link-Detached House
- Village Location. Backing onto Open Countryside
- Solar Panels. Superfast Broadband. EV Charger. EPC: B
- Impressive Open Plan Kitchen Diner. Utility and Ground Floor WC
- Garden Room + Vaulted Ceiling + Bi-Fold Doors
- Modern House Bathroom
- Second Floor Master Bedroom with En-Suite Shower and Walk-In Wardrobe
- Private Rear Garden
- Village Amenities include Sports Club + Village Pub & Shop
- Contact Hudson Moody to View

Price £370,000

Tenure: Freehold





Total area: approx. 132.0 sq. metres (1421.1 sq. feet)



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		
	85	85
EU Directive 2002/91/EC		
England & Wales		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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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.

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