



Wheldrake Lane
Elvington, York
YO41 4BF

£220,000



Set within the popular village of Elvington, this well-presented two-bedroom home is available with an 11% discounted sale, presenting an excellent opportunity for first-time buyers, downsizers and investors alike. Offered with no onward chain, the property combines modern accommodation with a convenient village location and excellent links to York.

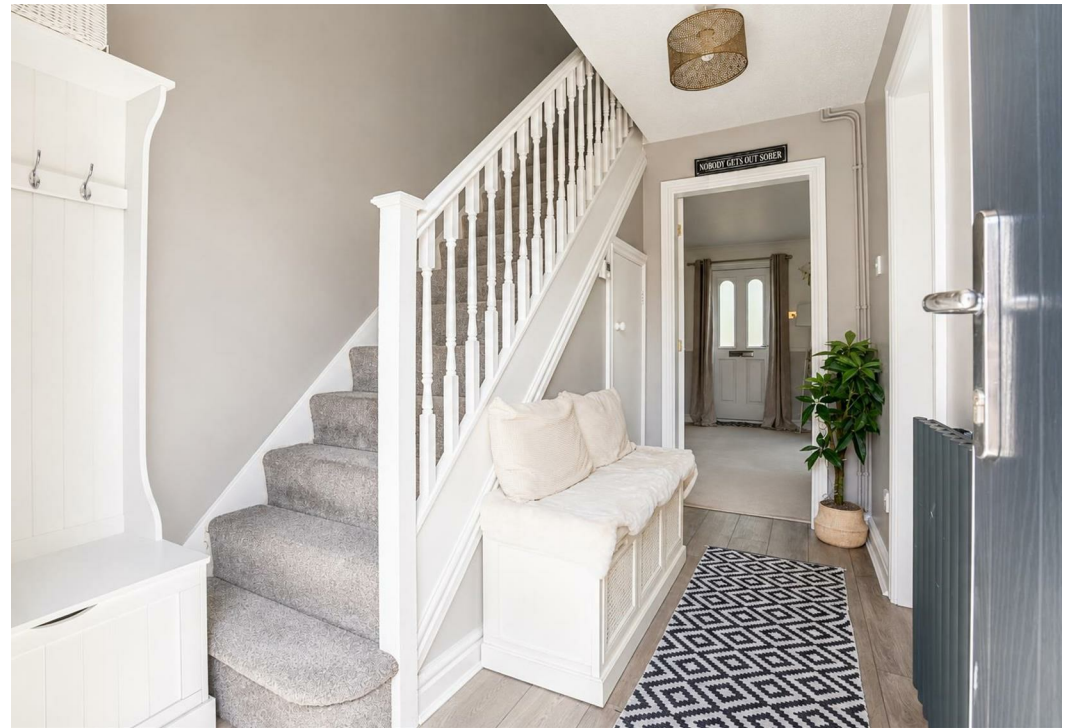
The accommodation opens into a welcoming entrance hall, leading through to a bright and spacious living and dining room overlooking the rear garden. Finished in neutral tones, this versatile reception space offers plenty of room for both relaxing and entertaining. Positioned to the rear of the property, the kitchen is fitted with a range of modern wall and base units, complemented by generous work surfaces and space for everyday appliances.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, together with a contemporary family bathroom fitted with a modern white suite.

Externally, the enclosed rear garden provides an attractive and private outdoor space, ideal for al fresco dining or enjoying the warmer months. A particular feature of the property is the provision of three allocated parking spaces, offering excellent practicality.

Situated on Wheldrake Lane, the property enjoys easy access to the amenities of Elvington, scenic countryside walks and convenient transport links to York city centre, the A64 and the University of York. Combining a desirable village setting with well-balanced accommodation, this is an excellent opportunity to acquire a home ready to move straight into.



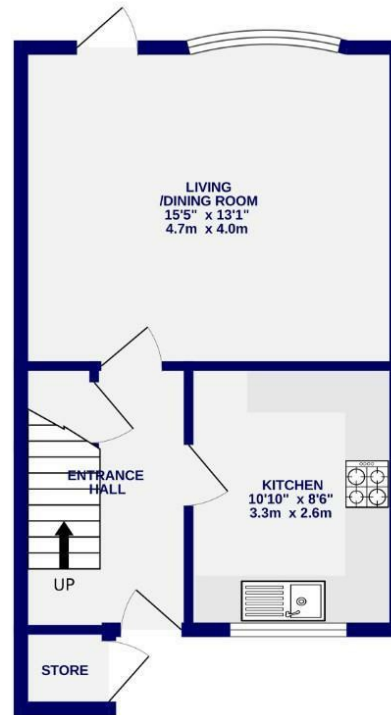


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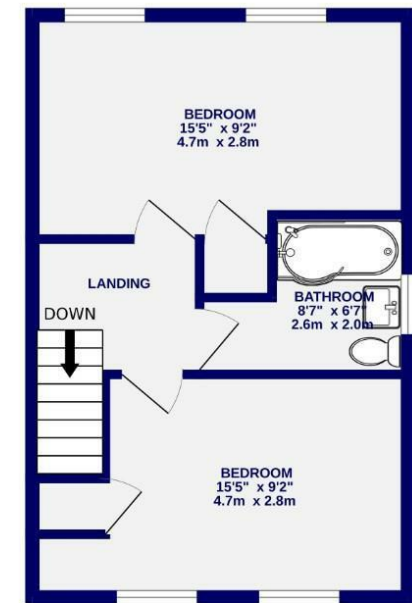
Freehold
Council Tax Band - B

- Two Bedroom Semi Detached Townhouse
- 11% Discounted Sale
- Enclosed Rear Garden
- Spacious Living Dining Room
- No Onward Chain
- Three Allocated Parking Spaces
- Popular Village Location
- EPC C

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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