



Riverside Close, Elvington, York, YO41 4DU

- Beautifully presented family home • Excellent village location with local amenities • Stunning open plan dining kitchen
 - Bright and spacious garden room with vaulted ceiling • Large living room • Three well proportioned bedrooms • Modern family bathroom • Landscaped rear garden backing directly onto open countryside • Off street parking and garage • EPC = C

Guide Price £380,000

Occupying an enviable position overlooking open countryside to the rear, this immaculately presented three-bedroom detached home offers stylish, versatile accommodation in one of York's most sought-after villages. Located in the heart of **Elvington**, just 15 minutes from York city centre, the property combines contemporary living with a peaceful semi-rural setting and benefits from excellent local amenities and convenient commuter links.

Finished to an exceptional standard throughout, the property is ready to move straight into and has been thoughtfully improved by the current owners, creating a home that is both practical and beautifully appointed. The property also benefits from 8 solar panels with battery storage.

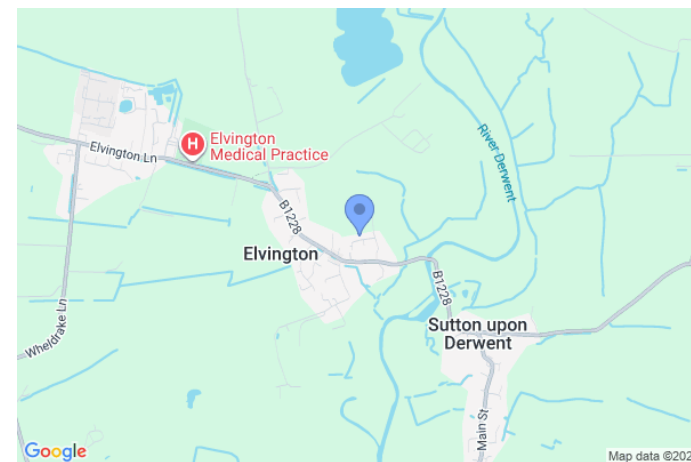
The accommodation opens into a welcoming entrance hall with a modern cloakroom/W.C, leading through to a spacious living room featuring a contemporary electric fireplace and large front-facing window. To the rear, the heart of the home is the impressive open-plan dining kitchen, fitted with an extensive range of quality shaker-style units, integrated double ovens, generous worktop space, breakfast bar and ample room for family dining. French doors open into a stunning garden room, flooded with natural light beneath a vaulted ceiling and enjoying uninterrupted views across the landscaped garden and neighbouring fields, creating a superb additional reception space all year round.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, ideal as a nursery or home office. Completing the accommodation is a beautifully refitted contemporary family bathroom finished with quality fixtures and fittings.

Externally, the property enjoys excellent kerb appeal with a generous driveway providing off-street parking for multiple vehicles, leading to an integral garage offering further storage or potential for conversion, subject to the necessary consents.

The rear garden is undoubtedly one of the property's standout features. Beautifully landscaped with mature planting, a paved seating terrace and well-maintained lawn, it enjoys an enviable outlook across open farmland, providing a wonderful sense of privacy and a peaceful backdrop rarely found within a modern village development. Whether entertaining guests or simply relaxing, the outdoor space is perfectly designed to make the most of its exceptional setting.

Early viewing is strongly recommended to fully appreciate the quality of finish, generous living space and outstanding position this superb family home has to offer.





BEAUTIFULLY PRESENTED FAMILY HOME WITH OPEN FIELD VIEWS



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		80	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority York City Council

Services All mains services



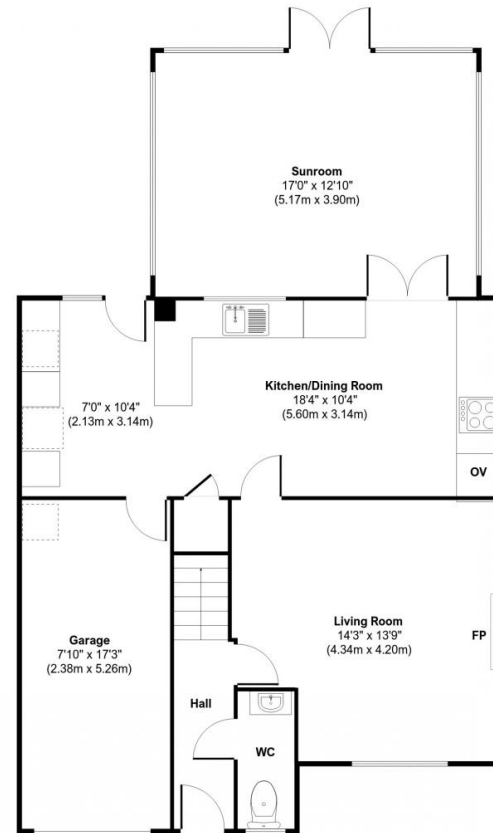
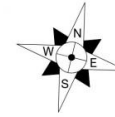
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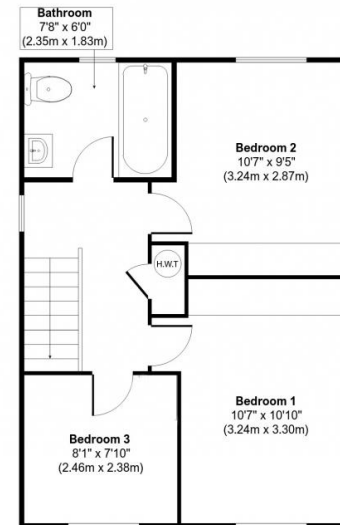
Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1,165 sq. ft / 121.29 sq. m
Garage 134 sq. ft / 12.52 sq. m
Total 1,299 sq. ft / 133.81 sq. m



Ground Floor
Approximate Floor Area
747 sq. ft
(69.41 sq. m)



First Floor
Approximate Floor Area
418 sq. ft
(38.87 sq. m)

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