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LINLEY & SIMPSON







RIVERSIDE CLOSE, ELVINGTON, YORK, YO41 4DU

£225,000

3 BEDROOM SEMI DETACHED HOUSE
EPC Rating: D

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A well-proportioned three bedroom semi-detached house offering a generous south facing rear garden and the benefit of ample off street parking. Located in the charming village of Elvington to the south east of York, the village has many local amenities including a local store, pub, medical practice and primary school. It is also within catchment for the sought after Fulford secondary school.

The internal accommodation begins with a small entrance hallway which leads into the main living space, a lounge/diner with a fireplace, electric fire and a useful understairs storage cupboard. The ground floor is completed with a fitted kitchen with a range of wall and base units and a door leading into the rear garden. The first floor houses a main bedroom to the front with two built-in storage cupboards. There are two further bedrooms and the accommodation is completed with a three piece bathroom. There are also the advantages of gas central heating and double glazing throughout.

Outside the property is the lovely, south facing lawned rear garden. There is a paved area closest to the house and a wooden storage shed. To the front is a smaller garden and off street parking on a driveway.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

Entrance Hall
Entrance door, stairs leading to first floor and radiator.

Lounge/Diner
15'1" x 13'4" (4.6m x 4.06m) Window to front elevation, fireplace, electric fire, radiator and understairs cupboard.

Kitchen
9'9" x 13'4" (2.97m x 4.06m) Wall and base units, work surfaces, sink, window to rear elevation, radiator, central heating boiler and door leading to rear elevation.

First Floor Landing
Loft access.

Bedroom 1
7'8" x 10'3" (2.34m x 3.12m) Window to front elevation, radiator and two built-in cupboards.

Bedroom 2
10'9" x 6'4" (3.28m x 1.93m) Window to rear elevation and radiator.

Bedroom 3
9'9" x 6'9" (2.97m x 2.06m) Window to rear elevation and radiator.

Bathroom
Three piece suite with bath, sink, W.C., heated towel rail and window to side elevation.

Exterior
South facing rear garden with lawned area, paved space and wooden storage shed. Smaller front garden and off street parking on driveway.

Material Information
Freehold.
Council tax band C.

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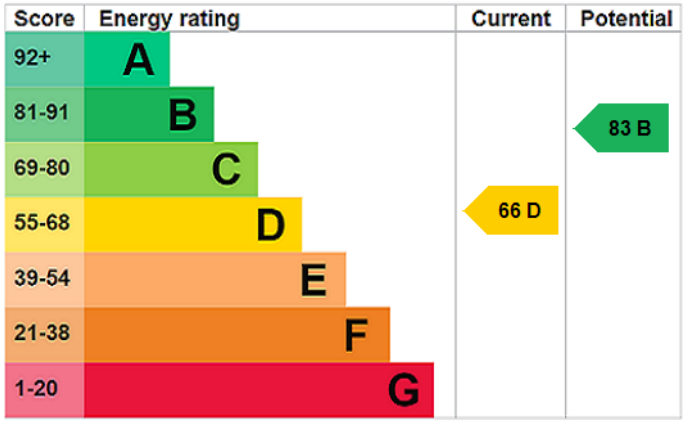






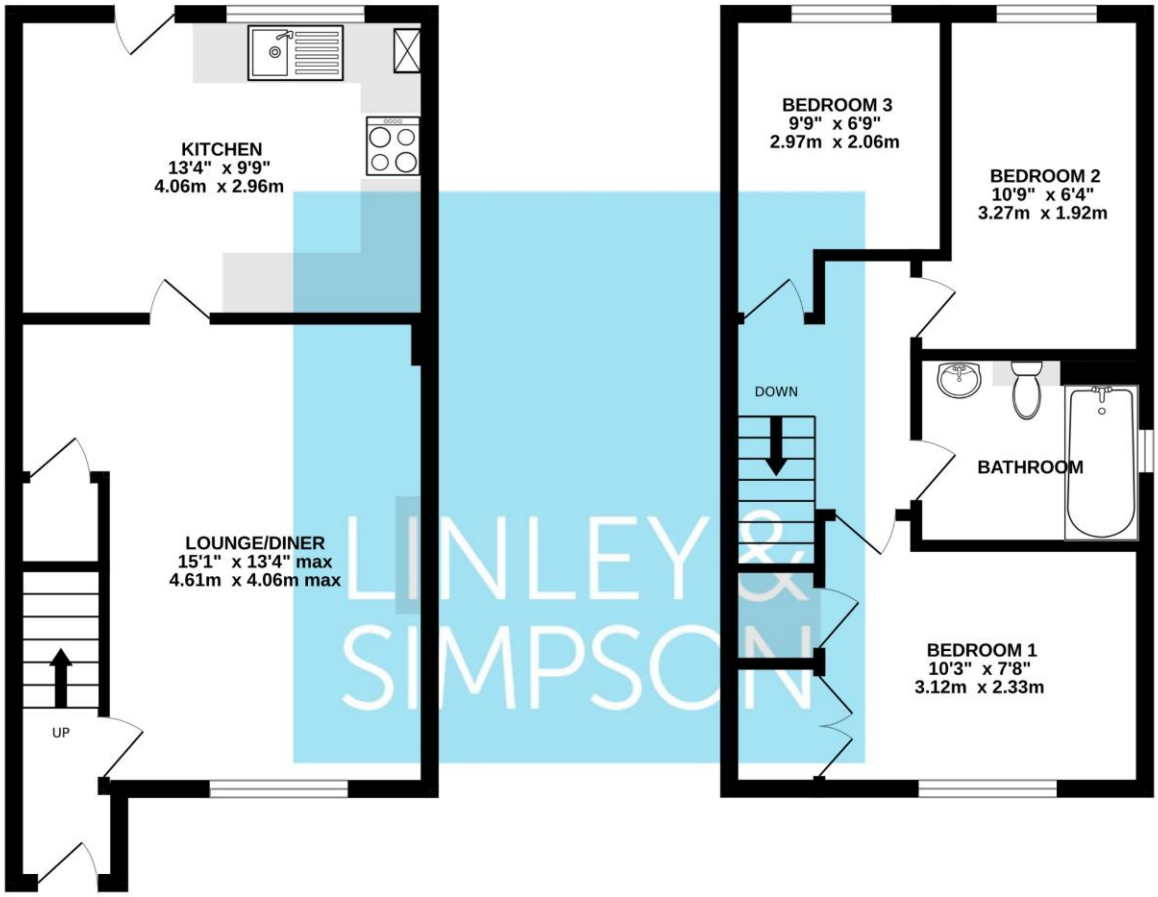






GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.