



7 Beckside Elvington
York, YO41 4BE

Guide Price £495,000

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A truly superb four bedroom detached home and beautiful garden on this quiet cul-de-sac located in the popular village of Elvington, benefitting from Fulford school catchment as well as a local primary school and excellent road links into York city centre, A64 and East Yorkshire.

Updated and extended by the present owners to a very high standard throughout, this impressive home is ready to view.

Internally the well presented living accommodation comprises; entrance hallway, 16ft lounge with log burner, wc/cloaks, large breakfast kitchen with central island opening to a gorgeous garden room with dual aspect, utility, first floor landing, master bedroom with three piece shower suite, three further bedrooms and four piece house bathroom. To the outside is a front driveway providing off street parking with electric car charging point, gate side access to a landscaped rear garden with separate decking areas, lawn, flower borders, outdoor dining space and timber fence boundary.

An internal viewing is strongly recommended.

Entrance Hallway

Composite entrance door, oak flooring, recessed spotlights, window to side, double panelled radiator, power points, stairs to first floor

Lounge

Feature log burner, window to front, recessed spotlights, carpeted flooring, double panelled radiator, TV and power points

WC/Cloaks

Low level wc, wash hand basin and vanity unit, recessed spotlights, extractor fan, tiled flooring, towel radiator

Breakfast Kitchen

Glazed doors to garden, fitted wall and base units with granite counter, kitchen island with sink and draining board with mixer tap, fitted appliances, recessed spotlights, power points, opening to;

Garden Room

Roof lantern, two French doors to garden, windows to side, oak flooring, recessed spotlights, double panelled radiator, power points





Utility Room

Window to side, fitted units, plumbing and power points

First Floor Landing

Single panelled radiator, carpeted flooring, power points, storage cupboard, loft access

Master Bedroom

Window to front, column radiator, carpeted flooring, power points, spotlights

En-Suite

Opaque window to side, walk-in shower cubicle, low level wc, wash hand basin, towel radiator, tiled walls, tiled flooring, recessed spotlights, extractor fan

Bedroom 2

Window to front, column radiator, carpeted flooring, power points

Bedroom 3

Window to rear, carpeted flooring, radiator, power points

Bedroom 4

Window to rear, carpeted flooring, radiator, power points

Bathroom

Opaque window to side, panelled bath, large walk-in shower, low level wc, wash hand basin, towel radiator, recessed spotlights, extractor fan, tiled walls, tiled flooring, shaver point

Outside

Front gravelled driveway for ample parking, landscaped area, gate to side, sitting/patio area, timber decking, lawn, flower borders, timber fence boundary, outside power and tap

Garage

Up and over garage door, power and lighting, electric car charging point

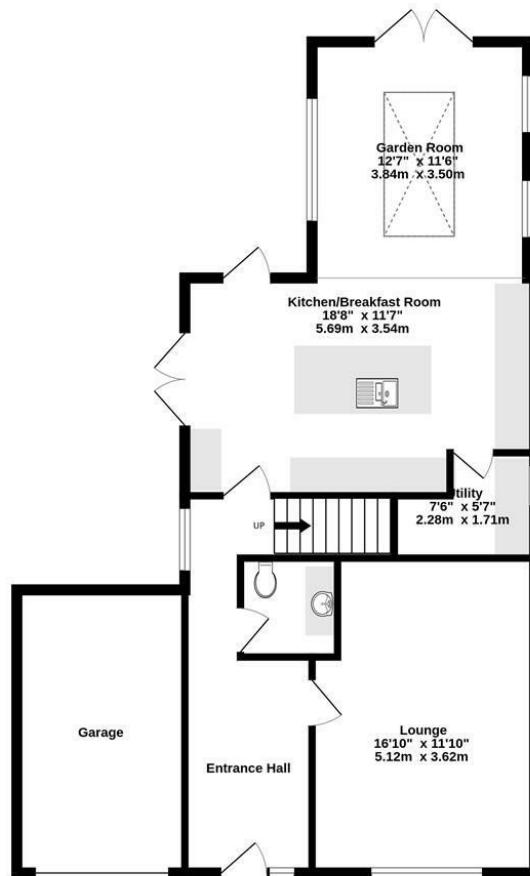
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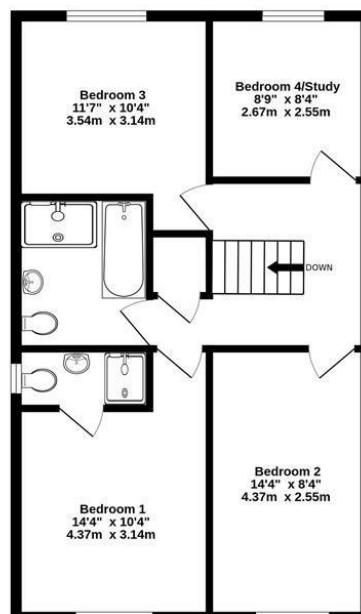


FLOOR PLAN

Ground Floor
872 sq.ft. (81.0 sq.m.) approx.



1st Floor
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, combined measurements of doors, windows, stairs and 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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