



3 The Conifers Elvington
York, YO41 4DL

Guide Price £200,000



A superb two bedroom mid terrace house close to York, located on a quiet cul-de-sac in this sought after and popular village of Elvington, benefitting from Fulford Secondary School catchment as well as local primary school and nearby amenities. With easy access to the A64 and excellent transport links, this well-presented property offers bright and airy living accommodation, two designated parking spaces and fabulous rear garden. It fully comprises; entrance hallway, 14'7ft lounge, good size kitchen/dining room, first floor landing, two first floor double bedrooms and a three piece shower room.

To the outside is a low maintenance front garden, two parking bays to the side of the property whilst to the rear is a lawned garden with patio timber fence boundary and rear access gate. An internal viewing is highly recommended!

Entrance Hallway

uPVC entrance door, carpeted flooring

Lounge

Double glazed window to front, wall mounted electric heater, carpeted flooring, TV and power points, stairs to first floor

Dining Kitchen

uPVC French doors to patio, uPVC window to rear, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, oven and hob, space and plumbing for appliances, vinyl flooring, electric heater, power points

First Floor Landing

Carpeted flooring, power points, loft access via drop down ladder

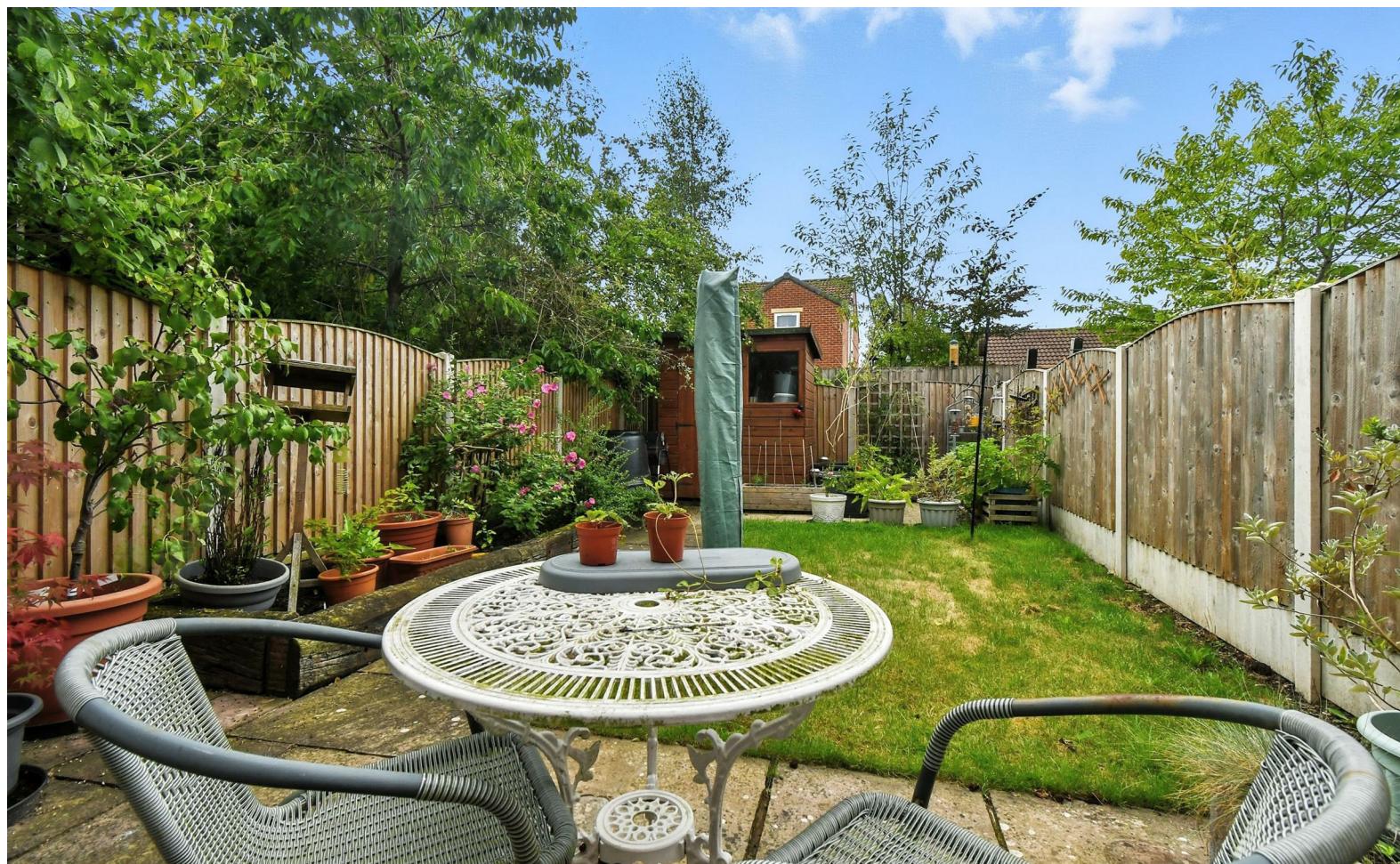
Bedroom 1

Two uPVC windows to front, wall mounted electric heater, storage cupboard, carpeted flooring, power points

Bedroom 2

uPVC window to rear, wall mounted electric heater, carpeted flooring, power points



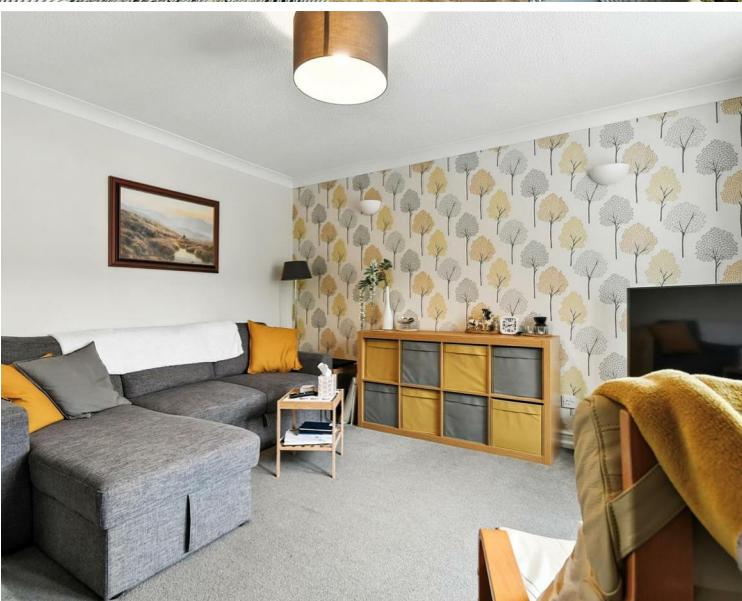


Shower Room

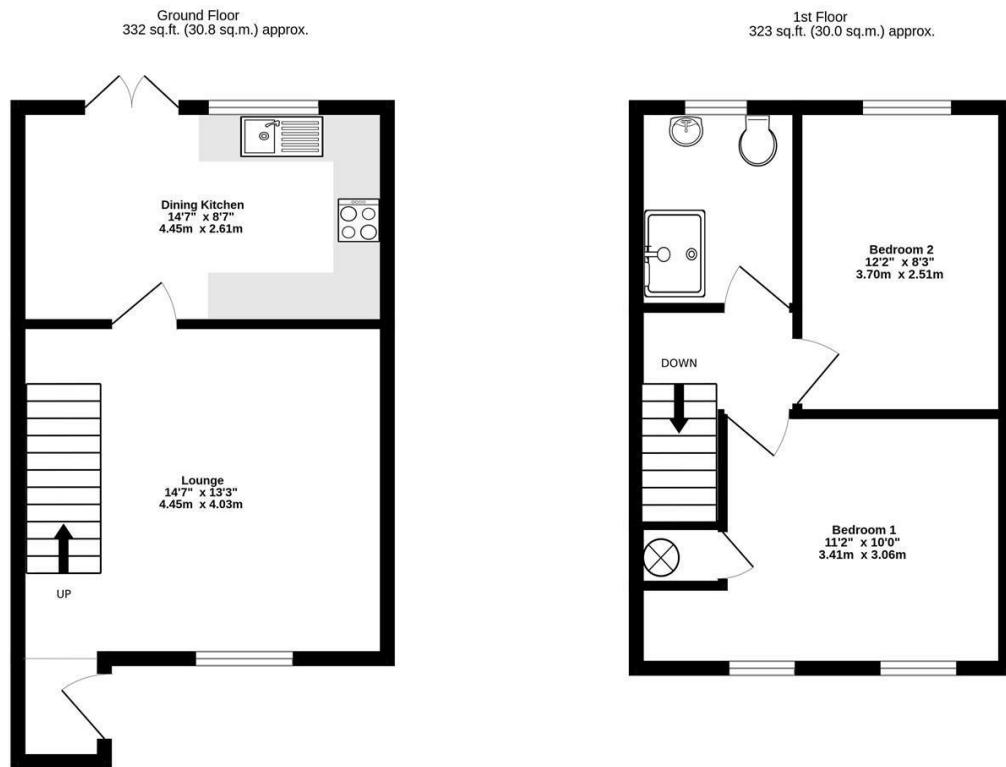
Opaque window to rear, low level WC, pedestal wash hand basin, walk-in shower cubicle, towel radiator, tiled walls, vinyl flooring, recessed spotlights, extractor fan

Outside

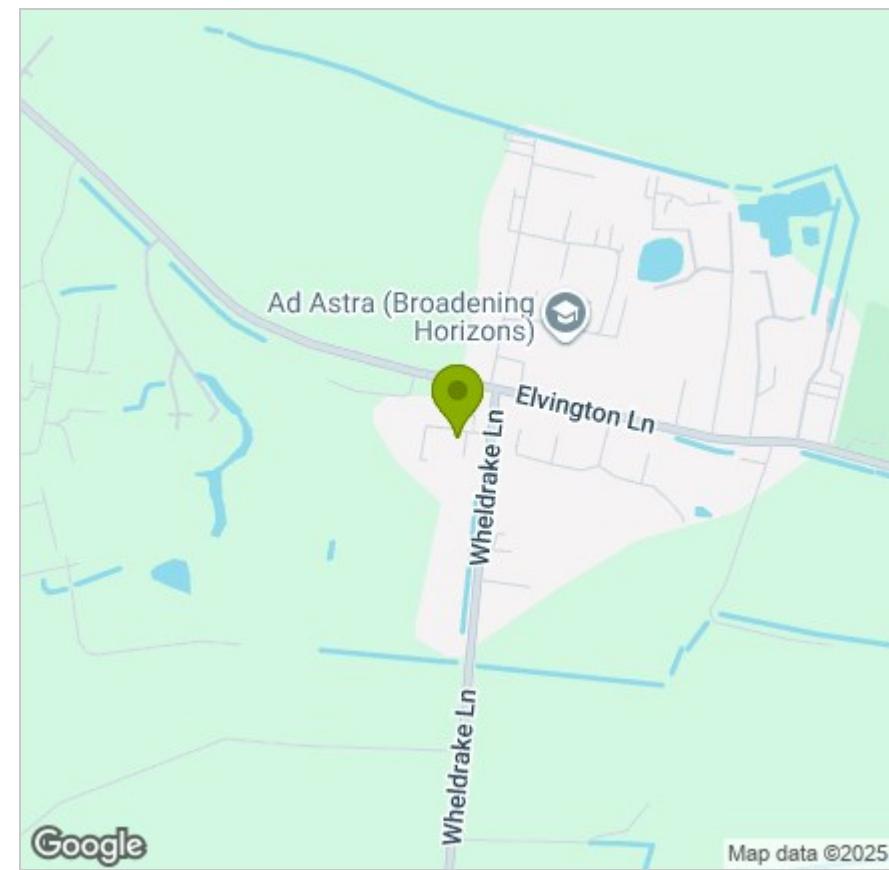
Small front garden, paved patio, lawn, flower borders, timber fence boundary, outside tap, gate to alleyway, two designated parking spaces



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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