



HUDSON
MOODY

21 Riverside Close, Elvington, York YO41 4DU



A 3 bedroom semi-detached property positioned within a pleasant cul-de-sac with SOUTHERLY FACING PRIVATE GARDENS; LOCATED within the highly popular village of Elvington with easy access to the City of York.

A front entrance vestibule leads into a well proportioned living room housing an electric fireplace. Under stairs storage cupboard. To the rear is a kitchen enjoying garden views and access fitted with a good range of wall and base units including cooker with electric hob and extractor over, plus space for fridge and washing machine. Wall mounted gas fired boiler.

To the first floor are 3 bedrooms (2 doubles and a single) with house bathroom which includes a shower over the bath. The main bedroom benefits from a walk-in wardrobe and separate storage cupboard.

Outside: Immediately to the rear of the property is a secluded paved patio with ample space for table and chairs, plus a southerly facing lawned garden set within fenced boundaries. Timber storage shed. To the front is lawned area with paved pathway leading to the front entrance; lying adjacent to a single width tarmac drive providing off road parking for two vehicles. An iron side gate links front and rear.

In summary a versatile property that will appeal to a wide range of buyers located within a highly sought after village that benefits from being in an excellent schools catchment area.



- 3 Bedroom Semi-Detached Property
- Living Room. Kitchen
- House Bathroom
- Off Road Parking for 2 Vehicles
- Southerly Facing Garden
- Fulford School Catchemnt
- Well Regarded Village Primary School
- EPC : tbc
- Call Hudson Moody to View

Guide Price £230,000

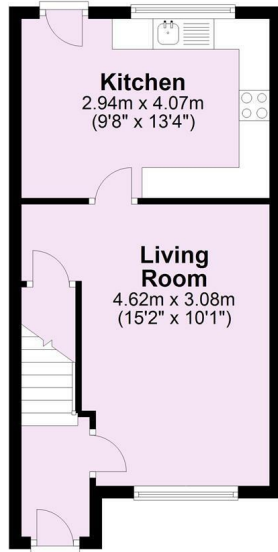
Tenure: Freehold





Ground Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.


Plot layout



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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