



LOCATION

Elvington is a well regarded village having the benefit of local shop, hairdressers, village hall, public house, church, health centre, lower derwent sports club, play park and infant and junior school. A greater variety is available in the nearby City of York and the market town of Pocklington.



34a Elvington Park,
Elvington YO41 4DW
Offers over £255,000



TRAVEL

2.2 miles
A1079

3.8 miles
A64

19.5 miles
M62 Howden

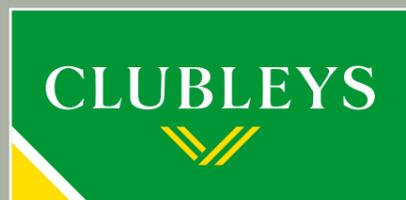
APPROX

Distance by (Car)

7 Miles
York

32 miles
Hull

26.6 miles
Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

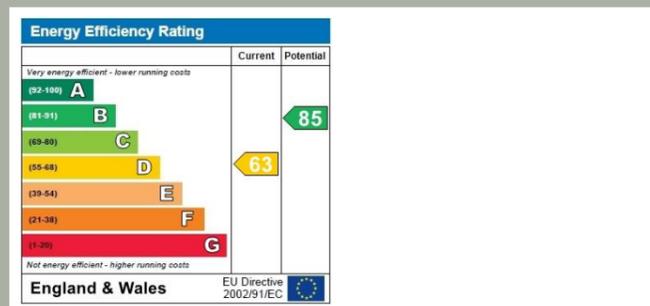
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

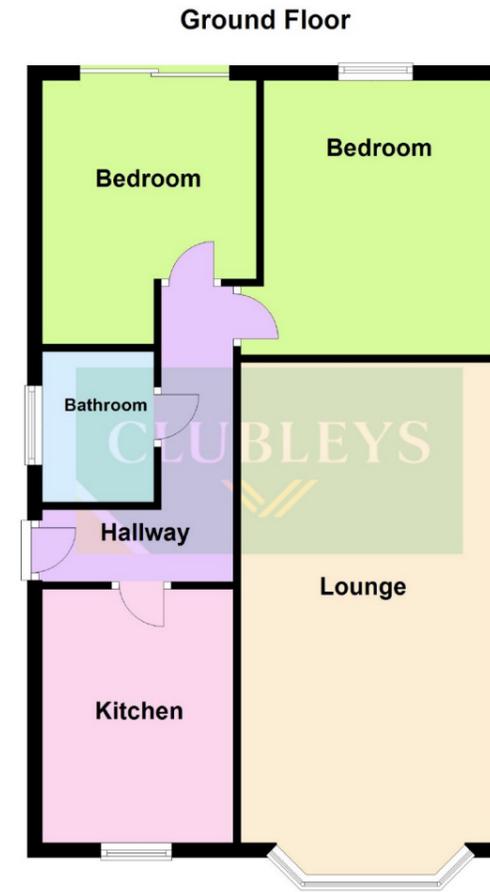
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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property. Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this

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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

An immaculate and well appointed detached bungalow, situated in a cul-de-sac location. Well presented accommodation throughout comprising entrance hall, lounge/dining room, two double bedrooms and bathroom.

Attached garage and pleasant rear gardens.

Double glazing windows and gas heating system.

Early viewing is essential.

ROOM MEASUREMENTS

| | |
|--------------------|---------------|
| Entrance Hall | |
| Fitted Kitchen | 3.66m x 2.58m |
| Lounge/Dining Room | 6.45m x 3.42m |
| Bedroom 1 | 4.47m x 2.55m |
| Bedroom 2 | 3.56m x 2.88m |
| Bathroom | 5.36m x 2.72m |
| Garage | |

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an

appointment be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority