



30 Riverside Close  
Elvington, York YO41 4DU

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York YO41 4DU**

**£235,000**

Situated at the head of a quiet cul-de-sac is this lovely bungalow which has been well maintained. When entering the property you will find a spacious and bright lounge, kitchen and handy utility space, two double bedrooms and bathroom. The property also has an allocated parking space. Located in Elvington which is known for it's community feel, with a local convenience store, pub, church and primary school. With a short drive from York and Pocklington you will feel close further amenities and access links. To really appreciate this property you must book a viewing - call Quantum on 01904 631631



Council Band C  
EPC rating D

**Entrance Lobby**

Step up to enter the lobby. UPVC part glazed door. Door into useful cupboard, Door leading into the lounge.

**Lounge**

19'1 x 10'0 (5.82m x 3.05m)

Spacious lounge with UPVC window. Electric fire with surround and hearth.

**Kitchen**

9'11 x 9'2 (3.02m x 2.79m)

Fitted with wall and base units and coordinating worktops. Sink and drainer unit. Space for cooker and extractor hood over. Space and plumbing for washing machine. UPVC window. Wooden part glazed door leading into the utility.



**Utility Space**

Brick built utility room with UPVC windows. Space for low-level fridge. Useful storage.





### Inner Lobby

Doors to bedroom and bathroom.

### Bedroom One

10'11 x 10'0 (3.33m x 3.05m)

UPVC window. Radiator. Fitted wardrobes, drawers and bedside tables. Loft access with boiler.

### Bedroom Two

10'4 x 9'1 (3.15m x 2.77m)

UPVC window. Radiator.

### Bathroom

7'4 x 5'11 (2.24m x 1.80m)

Three piece bathroom suite comprising: bath with shower over, wash hand basin with vanity unit and toilet. Opaque UPVC window. Radiator.

### Outside

To the front of the property is a lawned area and paved path leading to the front door with step up.

One allocated parking space nearby.

To the rear of the property is a low maintenance garden with two sections of lawn and patio areas. With raised brick built flowerbeds you can add some colour to the space.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear. All information should be checked with your solicitor.

Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

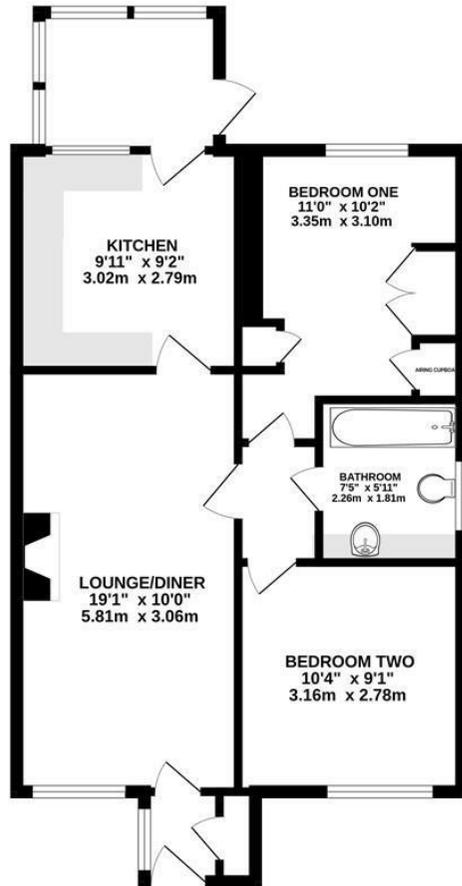
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Probate has been granted to sell this property.





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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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com