

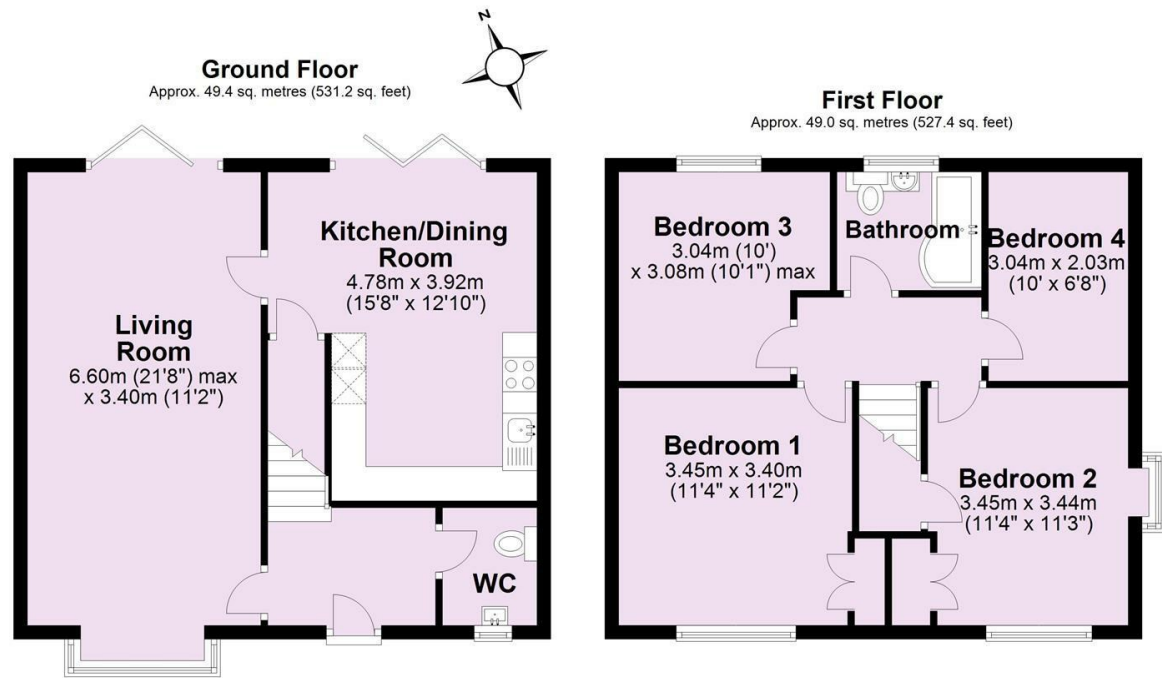


HUDSON
MOODY

8 Beckside, Elvington, York YO41 4BE

A BEAUTIFULLY PRESENTED home enjoying SUPERB OPEN PLAN kitchen diner, complimented by lovely landscaped gardens. Located in the highly regarded village of Elvington with excellent local schools and amenities and with easy reach of the City of York.

- 4 Bedroom Detached Family Home
- Superfast Fibre Broadband
- Stunning Kitchen Diner + Quartz Worktops + Bi-Fold Doors
- Living Room + Feature Log Stove. Oak Flooring. Bi-Fold Doors
- Garage Store + Utility Room. Off Road Parking
- Beautifully Landscaped Gardens
- Village Primary School in top 1% nationally for academic achievement (22/23). Fulford School Catchment
- Village Sports Club. Doctors Surgery/Health Centre
- Call Hudson Moody to View
- EPC: C



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

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

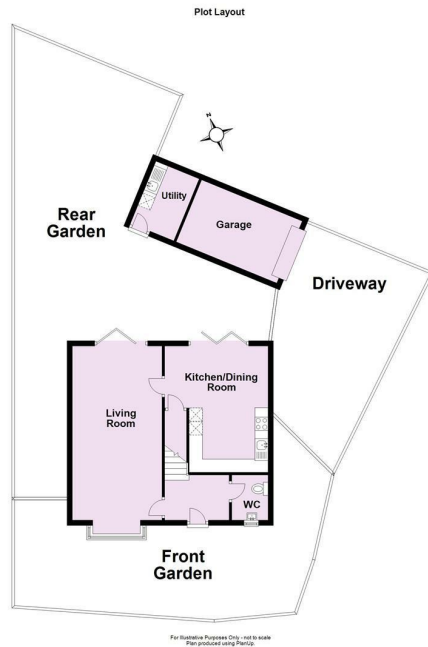
Offers Over £375,000

Tenure: Freehold

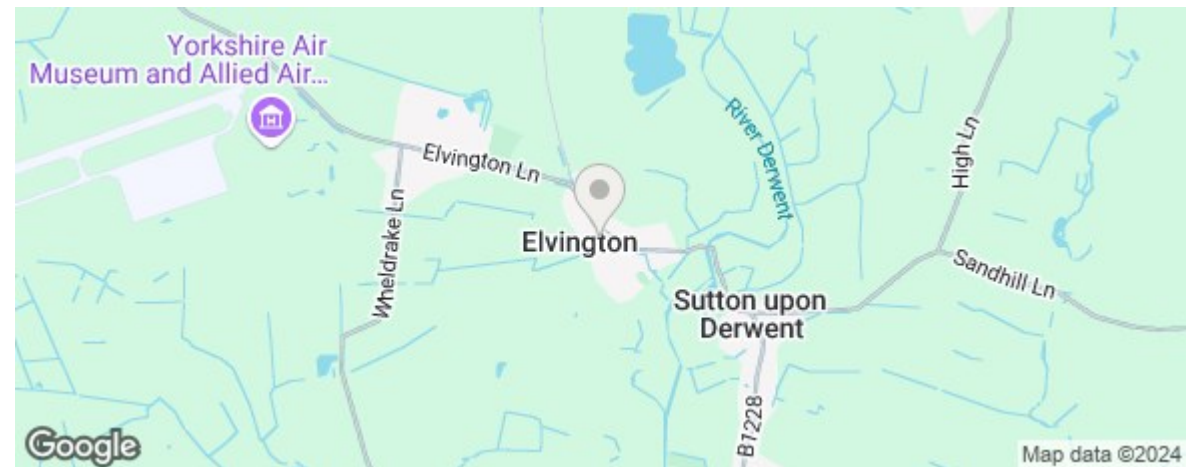
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 489906

property@hudson-moody.com