



ROB LETTS

exp^{UK}

Elvington Residential Park,

Guide Price £170,000

2 2 1



RL0918 - This stunning, well equipped lodge is located on this recently developed three acres site. The over 45's park offers residence the ability to enjoy the benefits of living in the countryside, but with the convenience of being within walking distance to Elvington village and 5 miles to York city centre.

This immaculately presented lodge offers a real feel of space and briefly comprises; entrance hallway, large bright and airy "L" shape lounge diner with open access to the kitchen. The fully fitted kitchen comprises a range of wall and base units with modern work surfaces. There is a built in oven with gas hob and extractor above. Integrated dishwasher, fridge freezer and washing machine.

There are two DOUBLE bedrooms with the master having an en-suite shower room.

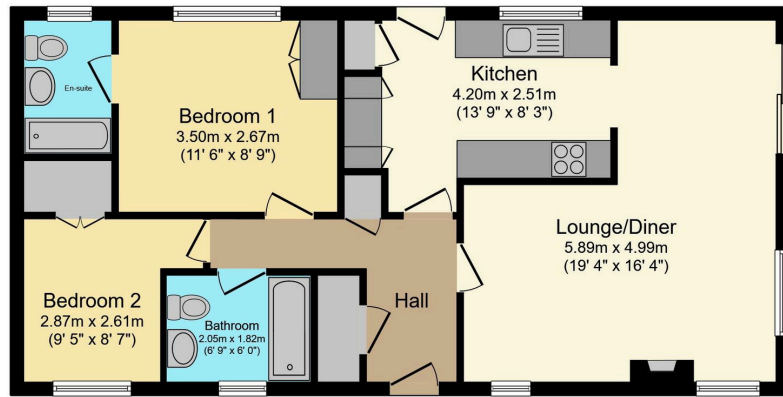
Externally to the side, there is a block paved driveway which provides off street parking for two vehicles with lawned area beyond.

There are currently nine other properties on this site and only space for twenty eight lodges in total, so this well-maintained Park does not feel overcrowded.

If you're looking to downsize but don't want to compromise a living space and location this property will make the perfect home.

Council Tax band A



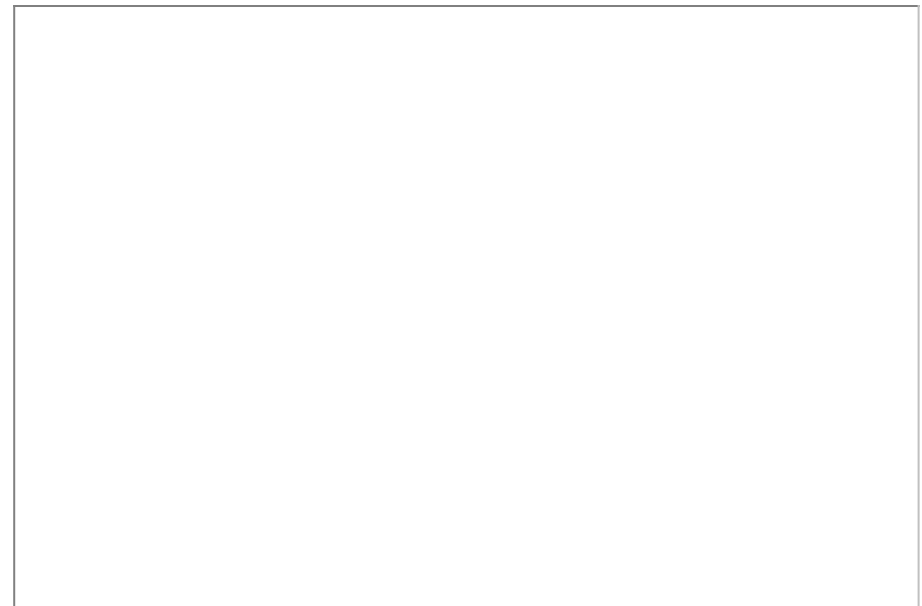


Floor Plan
Floor area 69.3 m² (746 sq.ft.)

TOTAL: 69.3 m² (746 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

- Quote RL0918 to enquire or book a viewing on this property
- Over 45's Residential Park
- Detached Lodge
- Two Double Bedrooms
- Master Bedroom En-Suite Shower Room
- Immaculatey Presented
- Bright & Airy Lounge / Diner
- Modern Fully Fitted Kitchen
- 5 Miles From York City Centre
- Off Street Parking For Two Vehicles



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