



Alvin Walk, York, YO41

£390,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

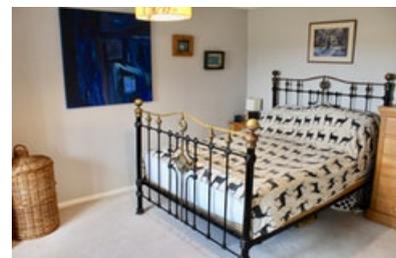
This impressive 4 bed detached home occupies a large plot in cul-de-sac located in the village of Elvington - finished to a high standard with an excellent living space, the property has many attractive features and is further complemented by open views of farmland and woodland to the front.

Key features:

- 4 Bed Detached Property
- Beautifully Presented Throughout
- Double Garage with Light and Power
- Stunning Rural Views
- Solar Panels Generating Quarterly Income and Reduced Bills
- Desirable Location
- Danish Wood-burning Stove in the Conservatory
- Rear Garden with Patio and Lawn
- Newly Fitted Bathroom and Kitchen
- Driveway Providing Space for 3/4 Vehicles
- EPC Band B
- Outside power and Tap
- MOTIVATED VENDOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band E (£2039.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



This beautifully decorated property, features a welcoming hallway, a fantastic fully fitted modern L-shaped kitchen with Granite worktops, high-level units with soft close doors and deep pan drawers creating a luxurious feel to the space. The generously sized lounge with an open dining area provides double doors allowing access to the conservatory with wood burning stove, this is undoubtedly a stand out feature to the ground floor. The conservatory leads out onto a well-maintained patio and lawned area within the walled rear gardens with Double Garage. There is also the benefit of a ground floor WC, superb large master bedroom with en-suite bathroom, contemporary house bathroom both with rainfall Power Showers. The property benefits from gas central heating, PVCU double glazing and a driveway with space for 3/4 vehicles. With the property being presented in fantastic condition, this is a real opportunity to buy a home that is truly special.

for 3/4 venices. Located within the catchment area for a variety of outstanding schools such as Fujora and Archbishop Holgate's and a village primary school this would make an ideal family home.

Entrance Hall

Hardwood Entrance door provides access to Cloaks-WC & Dining Room and double doors leading to the Living room.

Cloaks-WC

Comprising low-level WC, hand wash basin and a double glazed obscured window to the front elevation.

Lounge/Dining Area 7.60m (24'11") x 3.59m (11'9") Approx

Providing generous living space and complemented by real wood flooring, feature fireplace and open views to the front. Double glazed french doors to the front elevation, TV point, door to the kitchen and double doors leading to the conservatory.

Conservatory 4.78m (15'8") x 3.90m (12'10") Approx

Double glazed and complemented by a Danish wood-burning stove and patio doors leading to the rear garden.

L Shaped Kitchen 4.64m (15'3") max x 4.01m (13'2") Approx

Newly fitted L-shaped kitchen with Granite worktops, high-level units with soft close doors and deep pan drawers. Bosch induction hob, Neff oven, microwave, and external extractor. Space and plumbing for an American style fridge freezer, dishwasher, washing machine and extracted tumble dryer. Double glazed window & door to the rear garden and tiled flooring.

Dining/Reception Room 2.85m (9'4") x 2.69m (8'10") Approx

Double glazed windows to the front & side elevations, access to hallway and kitchen.

Landing

Airing cupboard, access to all bedrooms and family bathroom.

Master Bedroom (with En-Suite) 4.70m (15'5") x 3.22m (10'7") Approx

Double glazed window to the front elevation providing a beautiful view onto woodlands and open fields, door leading to En-Suite bathroom.

En-Suite

Contemporary suite comprising of a vanity basin, concealed flush WC & step-in shower cubicle, complemented by tiled surrounds & flooring. Double glazed window to the front elevation.

Bedroom 2 4.16m (13'8") x 3.00m (9'10") Approx

Having built-in wardrobes & storage with sliding doors, double glazed window to the rear elevation.

Bedroom 3 3.40m (11'2") max x 2.77m (9'1") Approx

Double glazed window to the front elevation providing stunning views.

Bedroom 4 3.21m (10'6") x 2.84m (9'4") Approx

Double glazed window to the rear aspect.

House Bathroom

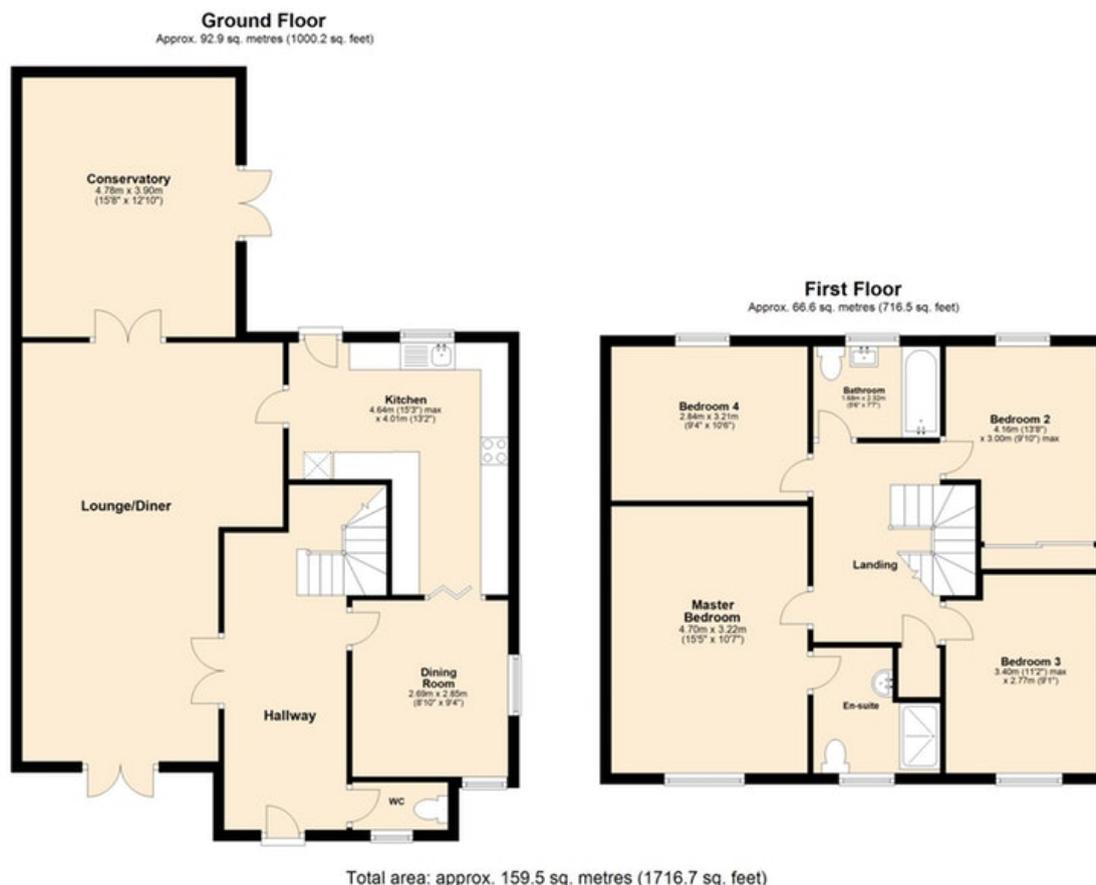
A three-piece suite comprising of bath with shower over, concealed flush WC, vanity basin and a heated towel rail with tiled surrounds & flooring to complement. Double glazed window to the rear elevation.

Outside

The property enjoys an enviable position within a private cul-de-sac location and features off-road parking for multiple vehicles in addition to a large detached double garage with automatic door, light, and power. Outside power & Tap. Further complemented by a private enclosed low maintenance rear garden with patio and lawned area. To the front of the property is a well presented planted area with path leading to the front door.

EPC Band B

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

6, Alvin Walk, Elvington, YORK, YO41 4DN

Dwelling type: Detached house	Reference number: 0173-2811-6392-9198-8045
Date of assessment: 19 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 January 2018	Total floor area: 135 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,712
Over 3 years you could save	£ 228

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 228 over 3 years </div>
Heating	£ 2,076 over 3 years	£ 1,980 over 3 years	
Hot Water	£ 387 over 3 years	£ 255 over 3 years	
Totals	£ 2,712	£ 2,484	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #ffc107; color: white;">(1-20) G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">8.1</td> <td style="text-align: center; font-size: 2em;">9.8</td> </tr> </table>	Current	Potential	8.1	9.8	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
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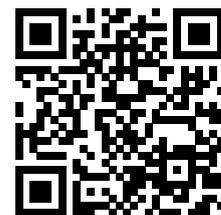
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 102
2 Solar water heating	£4,000 - £6,000	£ 126
3 Wind turbine	£15,000 - £25,000	£ 1,728

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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