



Elvington Lane, Grimston, York £700,000

Renovated in 2017 by a highly regarded local developer and situated in a small development of three properties, we are pleased to offer for sale this stunning, bespoke 3/4-bedroom barn conversion on the outskirts of York with great transport links to the City Centre and further afield.



The property is accessed via a large, paved courtyard into an entrance hallway, which in turn opens into a stunning, spacious open plan kitchen living area with vaulted ceilings and exposed original beams. To one end is a large living area with wood burner and feature exposed brick wall. The kitchen boasts a range of wall and base units, and kitchen island with breakfast bar, granite worktops, a Belfast sink and integrated dishwasher. An American style fridge freezer and Chefmaster double oven are also included. Large floor to ceiling windows, with electric blinds, run along the length of the open plan kitchen living area, allowing an abundance of natural light to flood the room and give access to the paved courtyard making this an ideal summer entertaining space. Found off the kitchen is a useful utility area with space and plumbing for a washer and dryer.



Also found off the internal hallway is the house bathroom with tiled floor and half height tiled walls, comprising of a walk-in waterfall shower, freestanding bath, low flush WC and modern vanity unit housing a wash basin.



Bedrooms two and three are found to the rear elevation of the ground floor and are both sizeable double rooms with floor to ceiling windows. A fourth bedroom/study completes the ground floor accommodation.

To the first floor is a stunning, spacious master suite, again, with vaulted ceilings and exposed beams. The bedroom boasts a built in dressing table, storage units and walk-in wardrobe with further built-in cupboards and shelving. The tiled en-suite benefits from a double sized walk-in waterfall shower, wash basin, low flush WC and mirrored vanity unit.



To the outside is a paved private courtyard with a range of plants, outdoor furniture, and hot tub, all available by separate negotiation. The property also benefits from two off-street parking spots and a useful storage shed.

As agents we highly recommend an internal inspection to truly appreciate the quality of property on offer.

Tenure: Freehold

Services: Mains Water and Electric, Bottled Gas, Septic Tank

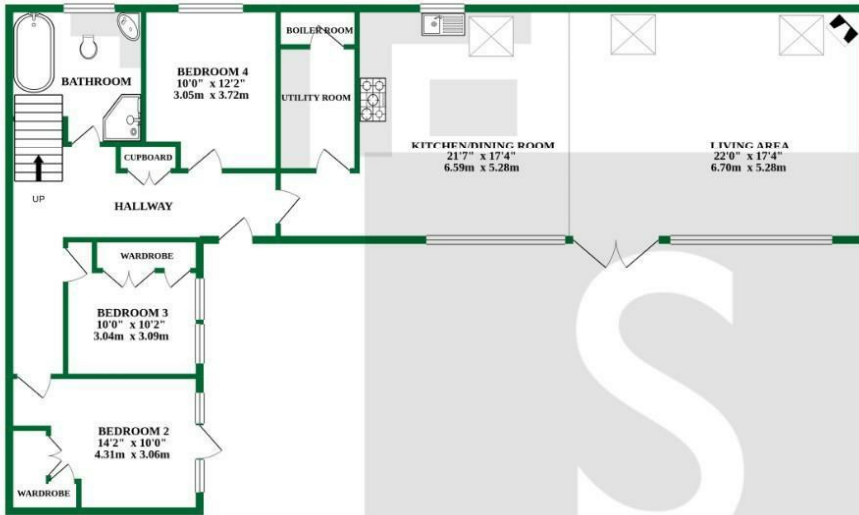
EPC Rating: 61 (D)

Council Tax: City of York - Band F

Viewings: Strictly via the selling agent 01904 625533



GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

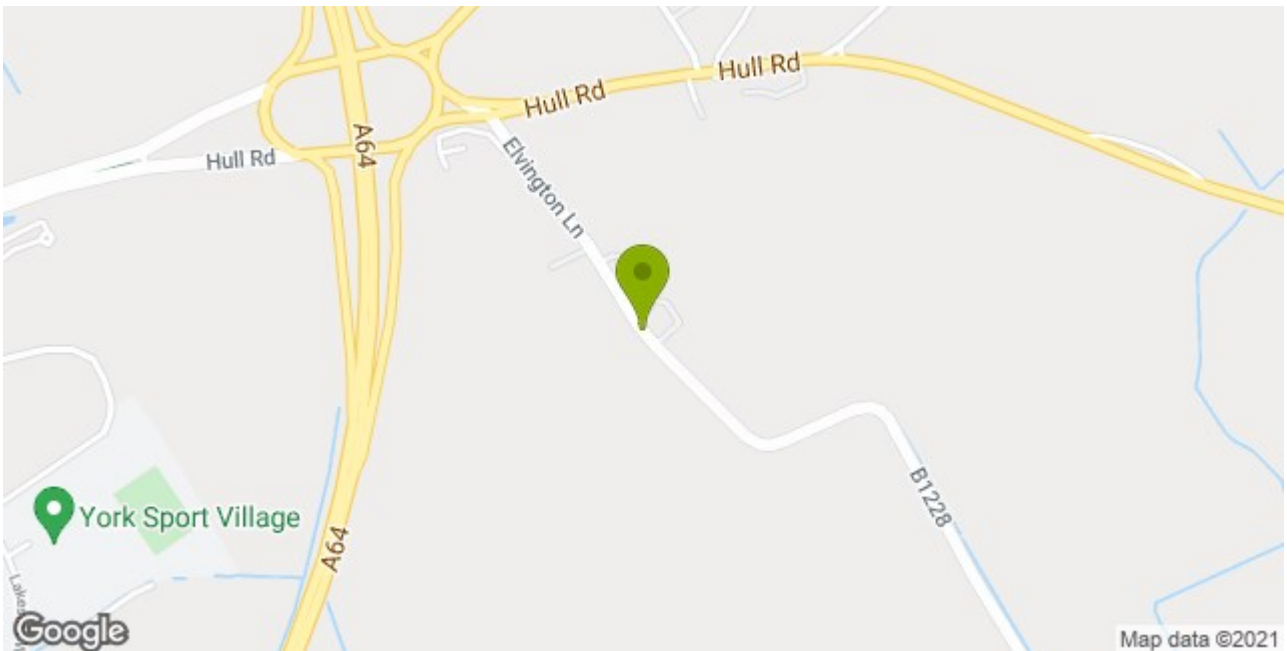


Est. 1871

ELVINGTON LANE, YORK

TOTAL FLOOR AREA : 1926 sq.ft. (178.9 sq.m.) approx.

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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