



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Elmfield House , York, YO61 4AG
Price Guide £440,000

Set within the highly regarded village of Kilburn, this spacious detached family home offers a rare opportunity to secure generous accommodation in an attractive village setting close to the North York Moors. With Thirsk and the wider road network within easy reach, the property combines rural surroundings with practical accessibility. Requiring some modernisation, it also benefits from gardens, off-road parking, a substantial double garage and no onward chain.



The property

Entry to the home is through a welcoming reception hall, which provides access to the principal ground floor rooms, the staircase to the first floor and a useful storage cupboard.

There are two generous reception rooms. The living room is particularly well proportioned, with dual-aspect windows providing plenty of natural light together with a fireplace forming the main focal point. Adjacent is the separate dining room, which enjoys an outlook across the front garden.

The breakfast kitchen provides excellent storage through a range of fitted base and wall units, together with generous countertop workspace. A window overlooks the side elevation and a door leads through to the substantial utility area, where there is further fitted storage and workspace. Beyond this is an additional practical storage area, ideally suited for use as a boot room, with access continuing through to the rear garden.

Completing the ground floor is a shower room comprising a step-in shower enclosure, wash hand basin and WC.

On the first floor, a spacious landing benefits from two windows to the front elevation, bringing a good level of natural light into this part of the home. The primary bedroom is a particularly generous double room with dual-aspect windows, while the remaining bedrooms provide a useful combination of double and single accommodation, with several rooms benefiting from windows to more than one elevation and roof lights.

The family bathroom comprises a panelled bath, WC and wash hand basin, with tiled surrounds and a roof light providing natural light.

Externally, the property has a pleasant and manageable front garden overlooking the village road, together with off-road parking. To the rear, a series of flagged patio areas are arranged over differing levels, creating several possible seating areas. The garden has been predominantly hard landscaped to keep ongoing maintenance to a minimum.

A further advantage is the substantial double garage, providing excellent vehicle and general storage. Subject to any necessary planning permissions, the size of the building may also appeal to buyers looking for workshop space or potential home-working accommodation.

Agents' Note

Given the size of the accommodation and its position within Kilburn, this represents an interesting opportunity for buyers looking to establish themselves within this well-regarded village. We recognise that elements of the property would benefit from modernisation, and the guide price has been set with this in mind.

Prospective purchasers should also be aware that an access lane runs to the left-hand side of the property and serves several neighbouring cottages as well as this home. We understand that the lane is unadopted, although buyers should confirm the precise ownership, maintenance obligations and rights of access through their legal advisers.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: F

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/1500-3916-0422-5623-3863>

Disclaimer

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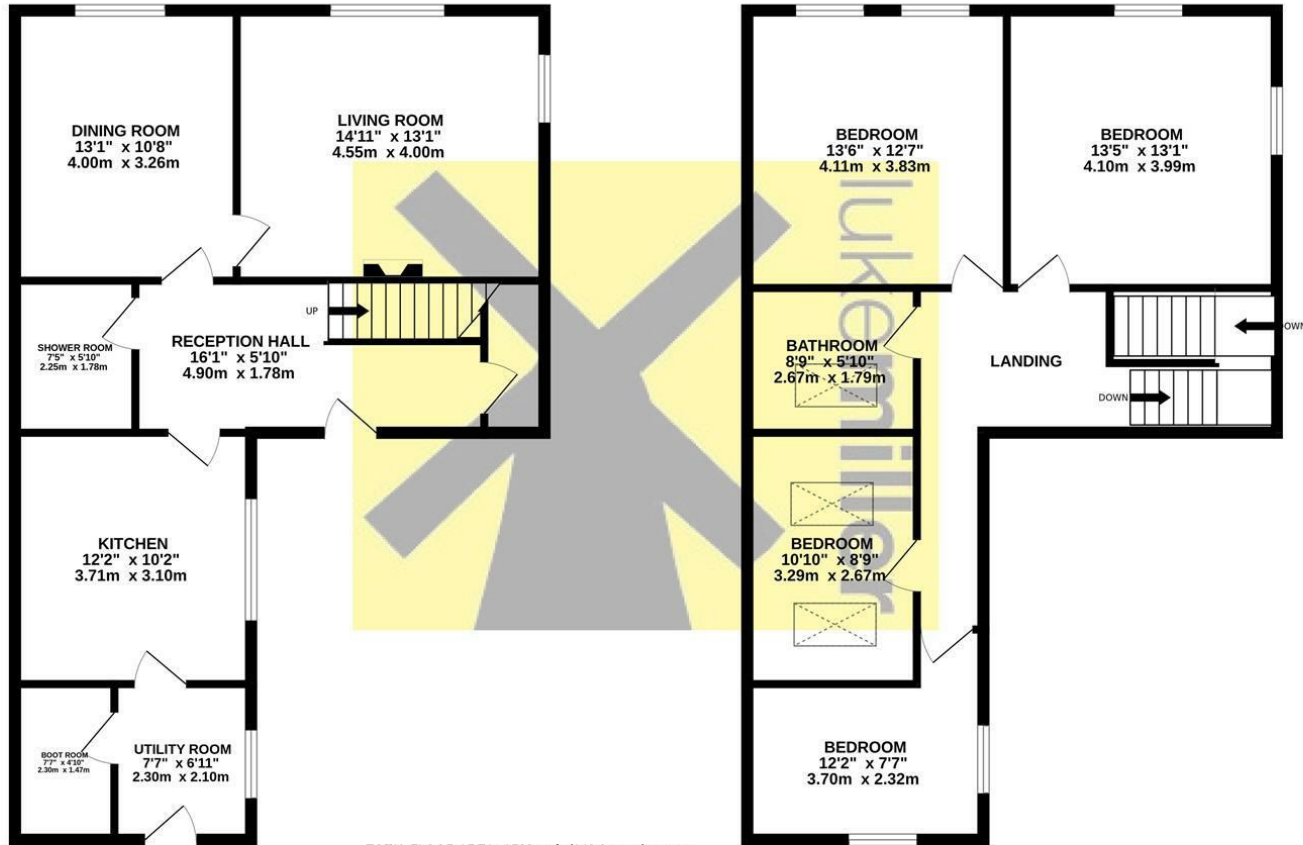
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GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (142.0 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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