



HUDSON
MOODY

82 Farro Drive, York YO30 6QR

A superbly presented, modern home situated in a prime location close by to Clifton Backies Nature Reserve in the popular Rawcliffe area of York. The property boasts a spacious living / dining room, kitchen with integrated appliances, ground floor WC and two en-suite double bedrooms.

- Modern Two Bedroom Home
- Living / Dining Room with French Doors
- Kitchen with Integrated Appliances
- Hallway with Storage Cupboard
- Ground Floor WC
- Two Bedrooms with En-Suite Shower Rooms
- Large Rear Garden with Side Access
- Off Road Parking for Two Cars
- Situated Close to Local Shops, Schools and Woodland Walks

Guide Price £275,000

Tenure: Freehold

Council Tax Band: B

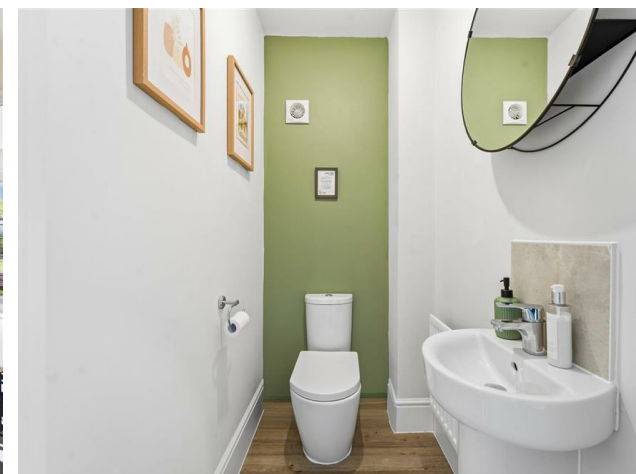
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TOTAL LIVING AREA: 64.1 m² (approx.)



All measurements & appliances are approximated for display purposes. Fixtures, doors and windows are approximated.

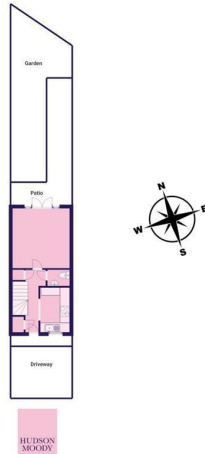
They should be independently verified. Josh McDonald Apertures 2026
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PLOT LAYOUT
AREA: 32.5 m² (approx. excluding external)



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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		96	
(81-91) B	82		
(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	



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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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