







Barley Way, York, YO30 6QL

- Modern Four-Bedroom Detached Home
- Spacious Kitchen/Diner
- Driveway, Garage And Enclosed Garden
- Sought-After Redrow Development
- Principal Bedroom With En-Suite
- Council Tax Band D

£470,000

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DESCRIPTION

Situated within a sought-after modern development, this four-bedroom detached home offers spacious, versatile accommodation and is ideally positioned for access to a wide range of local amenities, well-regarded schools and transport links serving the surrounding area and York.

The property is entered via a porch into a welcoming hallway, leading to a comfortable front living room with bay window and an impressive open-plan kitchen/diner extending across the rear of the home. The kitchen provides a comprehensive range of fitted units and integrated appliances, together with French doors opening directly onto the rear garden. A separate utility room, ground-floor WC and integral garage add further practicality and convenience.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, while the remaining rooms are served by a modern family bathroom.

Externally, the property benefits from a driveway providing off-street parking and access to the integral garage. To the rear is an enclosed garden featuring lawned and seating areas, creating an attractive space for outdoor dining, relaxing and entertaining.

A well-presented and spacious home, offering a strong combination of modern living, family-friendly layout and excellent local connectivity.







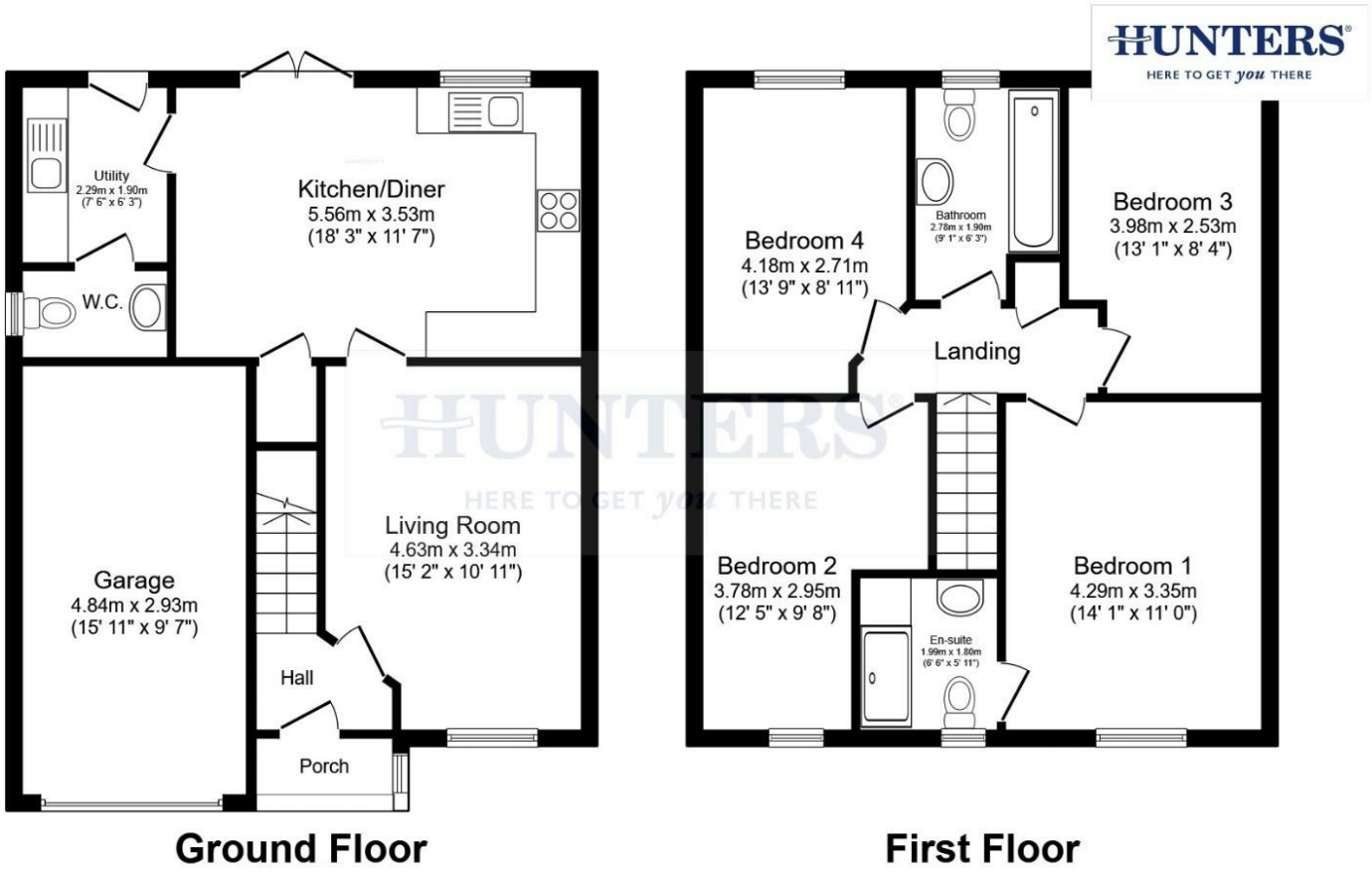












Total floor area 125.0 m² (1,345 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io

Viewings

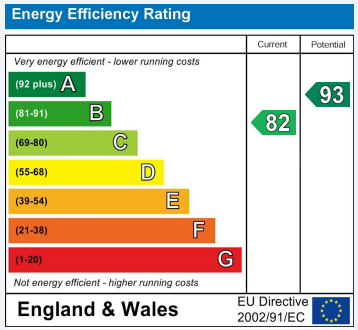
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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