



## Sutton Lane, Barmby Moor, York, YO42 4HX

- No Onward Chain
- Newly Renovated
- Generous Garden
- Open Plan Kitchen Diner
- En-Suite
- Council Tax Band C

**Asking Price £425,000**





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## DESCRIPTION

Offered with No Onward Chain

Located in the highly sought-after Sutton Lane area of Barmby Moor—just outside the historic city of York—this newly renovated detached dormer bungalow perfectly combines modern living with rural tranquillity.

Upon entry, you're welcomed by a spacious entrance hall leading into a bright and airy reception room, ideal for both relaxing and entertaining. The spacious kitchen diner is filled with light from the bifold doors. The property also benefits from a downstairs W.C. The thoughtfully designed layout includes Four generously sized bedrooms, The primary bedroom benefits from a 3 piece ensuite.

The property benefits from good transport links, ensuring easy access to nearby towns and cities while allowing you to enjoy the peaceful charm of village life. Whether you're exploring the scenic countryside or taking advantage of York's extensive amenities, this location delivers the best of both worlds.

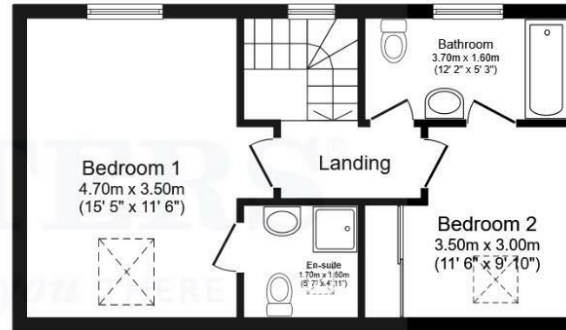
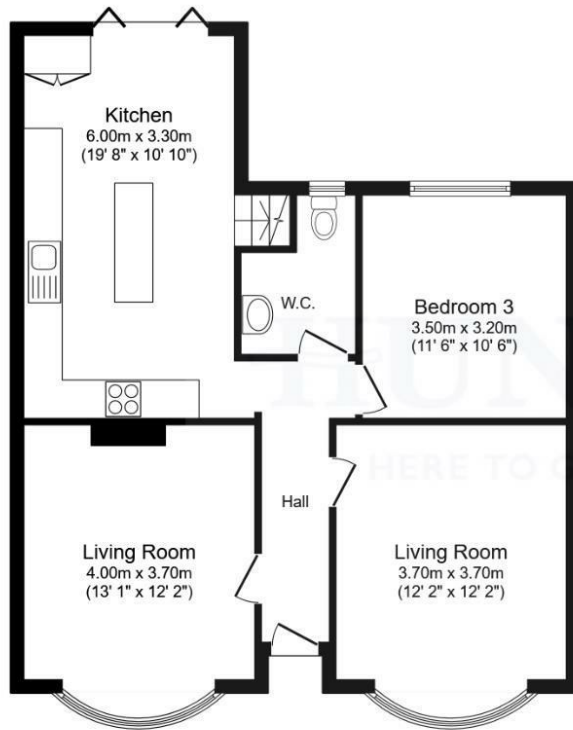
This bungalow is more than just a house—it's a thoughtfully modernised home, designed to meet the needs of today's lifestyle. With its attractive features and prime location, it's a must-see for anyone looking to settle in the picturesque village of Barmby Moor.











Total floor area: 114.3 sq.m. (1,230 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

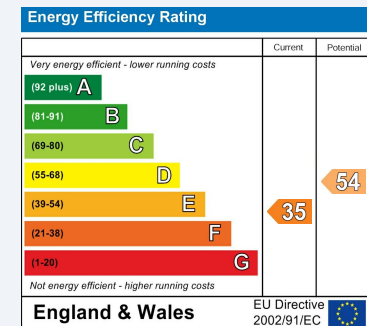
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.