



Farro Drive, York

- THREE BEDROOMS
- POPULAR DEVELOPMENT
- KITCHEN DINER
- EPC RATING B
- BEAUTIFULLY PRESENTED
- ENSUITE
- COUNCIL TAX BAND D

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Farro Drive, York

DESCRIPTION

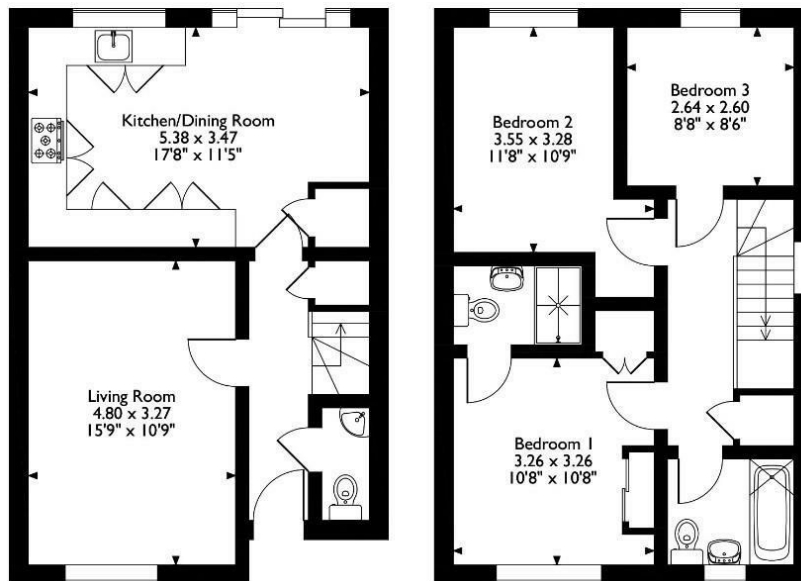
A beautifully presented, three bedroom semi-detached home in a highly regarded, modern development to the north of York. Upon entering the property you have an entrance hallway with understairs storage cupboard and downstairs W.C. The living room is located to the front of the property and has a large window filling the room with light. To the rear of the property you have the bright kitchen diner with a range of base and wall units as well as integrated appliances, patio doors lead from the dining area to the rear garden. To the first floor you have three bedrooms, the main of which has fitted wardrobes and an ensuite shower room. The family bathroom completes the internal accommodation with a white suite comprising sink, W.C and bath with shower over. Externally the property has a driveway to the front providing parking for two cars, to the rear is an enclosed garden, laid mainly to lawn with a patio area and timber shed. Farro Drive is located just off Water Lane in a popular Redrow development which provides excellent access to Clifton Moor retail park with its range of shops and amenities as well as the outer ring road for those looking to go further afield. Viewing of this property is highly recommended to truly appreciate all that it has to offer.

This is a Freehold property. Council Tax Band D.





36 Farro Drive, York
 Approximate Gross Internal Area
 90 Sq M/969 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

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.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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