



"We have loved our years at Burton Gates, its been the perfect home for us and the garden has been amazing for family and friends to have fun and relax.
The minute we walked into the main bedroom, and saw the incredible view over the Yorkshire Wolds, we knew this would be our home!
With the privacy, nature and great community, we just know the new owners will be as happy as we have been "

**HONESTY
INTEGRITY**

N A I S H




3 Burton Gates

High Catton, York, YO41 1ND

STUNNING BARN CONVERSION OFFERED WITH NO CHAIN!

Asking Price £850,000

3 Burton Gates

High Catton, York, YO41 1ND



- Beautiful Barn Conversion
- Double Garage
- CHAIN FREE
- Landscaped Garden
- 5 Bedrooms
- Utility Room
- Log Burner
- Master with En-Suite
- Superb Cloaks Cupboard
- Spectacular Conservatory

DESCRIPTION

GROUND FLOOR

FIRST FLOOR

GROUNDS

GARAGE & PARKING

ACCESS

LOCATION

SERVICES

VIEWINGS

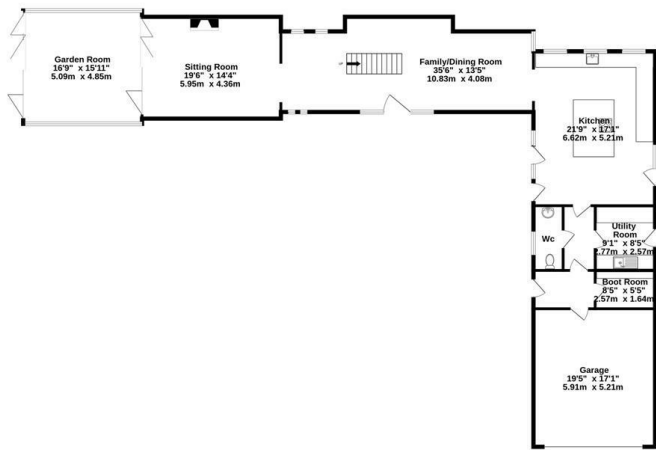


Directions

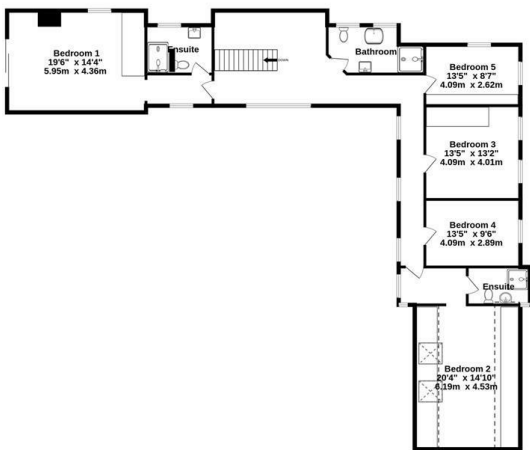


Floor Plan

GROUND FLOOR
1924 sq.ft. (178.7 sq.m.) approx.



1ST FLOOR
1640 sq.ft. (152.4 sq.m.) approx.



TOTAL FLOOR AREA: 3564 sq.ft. (331.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	73
EU Directive 2002/91/EC		