



"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**

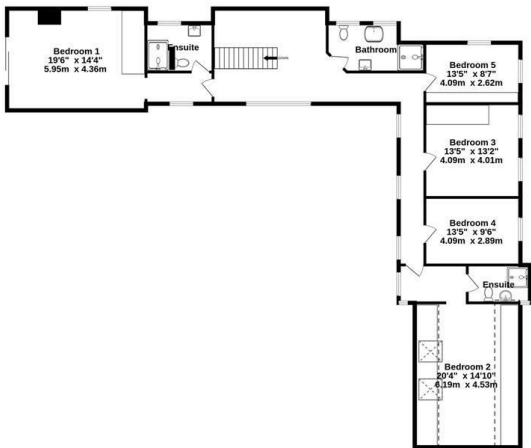
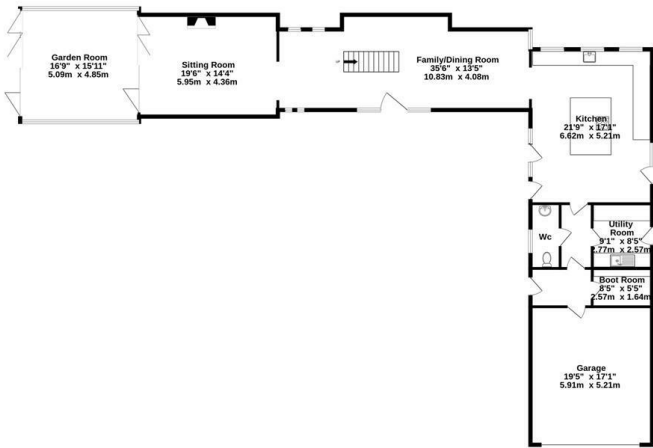




Floor Plan

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.  
Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| 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                     |         |           |