



ROB LETTS

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exp<sup>UK</sup>



# Coach House Garth, Barmby Moor, York, YO42 4DZ

£250,000

3 1 1





The internal accommodation briefly comprises; large entrance hallway, generous sized lounge. Part glazed sliding doors give the option to create open plan living or separate living and dining areas. The modern kitchen has a range of stylish wall and base units with work surfaces above. Integrated appliances include a built in electric oven and induction hob with extractor hood above. There is also a built in fridge freezer, washing machine and slimline dishwasher. The dining area has double glazed patio doors giving access to the rear garden.

To the first floor there are three bedroom, two of which are doubles. The modern bathroom is equipped with a three piece suite.

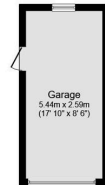
Externally to the front there is a lawned garden and block paved driveway which provides ample off street parking for several vehicles and gives access to the brick built garage. The t garage is equipped with power points and light and has an up and over door to the front elevation and personal door to the side.

The rear garden is not overlooked and is mainly laid to lawn with a patio area and timber shed, all enclosed with fence boundaries. The green spaces around the village are perfect for walking and cycling, and the strong local community creates a welcoming atmosphere.

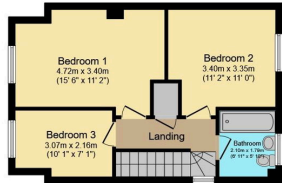




**Ground Floor**  
Floor area 44.3 m<sup>2</sup> (477 sq.ft.)



**Garage**  
Floor area 13.8 m<sup>2</sup> (149 sq.ft.)



**First Floor**  
Floor area 42.7 m<sup>2</sup> (460 sq.ft.)

**TOTAL: 100.8 m<sup>2</sup> (1,085 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.ie

- Quote RL0918 When Calling To Book Your Viewing
- Semi Detached House
- Three Bedrooms
- Large Lounge
- Modern Kitchen Diner
- Brick Garage
- Off Street Parking
- Immaculately Presented
- No Forward Chain
- Viewings Available 7 Days A Week



08070234\_1628 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3, Quash House, Gath, Barmby Moor, YO42 4DZ	Energy rating <b>D</b>	Valid until: 21 June 2027 Certificate number: 0825-2878-7763-9123-3885
Property type	Semi-detached house	
Total floor area	78 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance) (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 50

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