



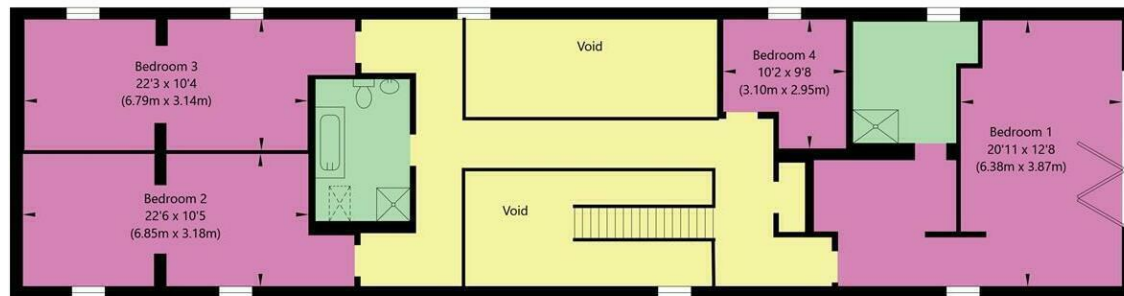
PLOT 2, SUTTON FARM BEALS LANE
YORK, YO41 4BU

£1,275,000
FREEHOLD

MONROE

SELLERS OF THE FINEST HOMES

Burbank Barn, Beals Lane, Sutton Upon Derwent YO41 4BU



First Floor - (Excluding Voids)
GROSS INTERNAL FLOOR AREA
APPROX. 1509 SQ FT / 140.18 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1848 SQ FT / 171.71 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3357 SQ FT / 311.89 SQ M - (Excluding Voids)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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	79	83
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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