



12 Farro Drive  
York, YO30 6QR  
Guide Price £550,000

 4  2  1  B



A HIGHLY IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL GARDENS ON THIS QUIET CUL-DE-SAC - Set within this popular residential location just off Water Lane, close to local amenities, popular schools, the outer ring road and easy access in to York city centre. This well-proportioned living accommodation comprises entrance hallway, living room, superb 25' dining kitchen with feature sliding glass doors to the garden, utility room, cloaks/WC, first floor landing, master bedroom with en-suite and fitted wardrobes, three further bedrooms and modern house bathroom. To the outside there is a front garden, driveway providing ample off street parking and the potential for electric car charging. Detached garage with power and lighting whilst to the rear is a fabulous landscaped garden with lawn and patio areas. An internal viewing is highly recommended to appreciate this quality home.

**Entrance Hall**

Composite Entrance Doorway, single panelled radiator, power points, Amtico flooring, carpeted stairs to first floor



**Lounge**

Double glazed window to front, double panelled radiator, TV point, power points, carpeted flooring



**Kitchen Area**

Window to rear, fitted wall and base units with countertop, integrated dishwasher, fridge/freezer, double oven and gas hob, 1.5 stainless steel sink and draining board, mixer tap, power points, Amtico flooring, under stairs cupboard, stoplights

**Sitting/Dining Area**

Column radiator, sliding door and windows onto paved patio, Amtico flooring, power points



**Utility Room**

Composite door to side, fitted base units, stainless steel sink and draining board, space for plumbing for appliances, Amtico flooring, wall mounted gas boiler, power points,







### **WC/Cloaks**

Double glazed opaque window to front, Amtico flooring, single panelled radiator, wash hand basin, low level wc

### **First Floor Landing**

Carpeted flooring. single panelled radiator, power points

### **Master Bedroom**

Double glazed window to front, fitted wardrobes, single panelled radiator, carpeted flooring, TV point, power points, leading to en-suite

### **En-suite**

Walk in mains shower cubicle, wash hand basin, low level wc,, opaque double glazed window to side, tiled walls, towel radiator, tiled flooring, extractor fan

### **Bedroom 2**

Double glazed window to front, fitted wardrobes, panelled radiator

### **Bedroom 3**

Double glazed window to rear, single panelled radiator, carpeted flooring, power points

### **Bedroom 4**

UPVC window to rear, single panelled radiator, carpeted flooring, power points

### **Master Bathroom**

Opaque double glazed window to side, low level wc, wash hand basin, panelled bath with mains shower over, tiled walls, vinyl flooring, towel radiator, extractor fan, storage cupboard housing hot water cylinder

### **Outside**

Front driveway providing off street parking for at least 3 vehicles, landscaped area with hedge boundary, rear lawn and paved garden with mature trees and borders, fish pond, timber fence boundary.

### **Garage**

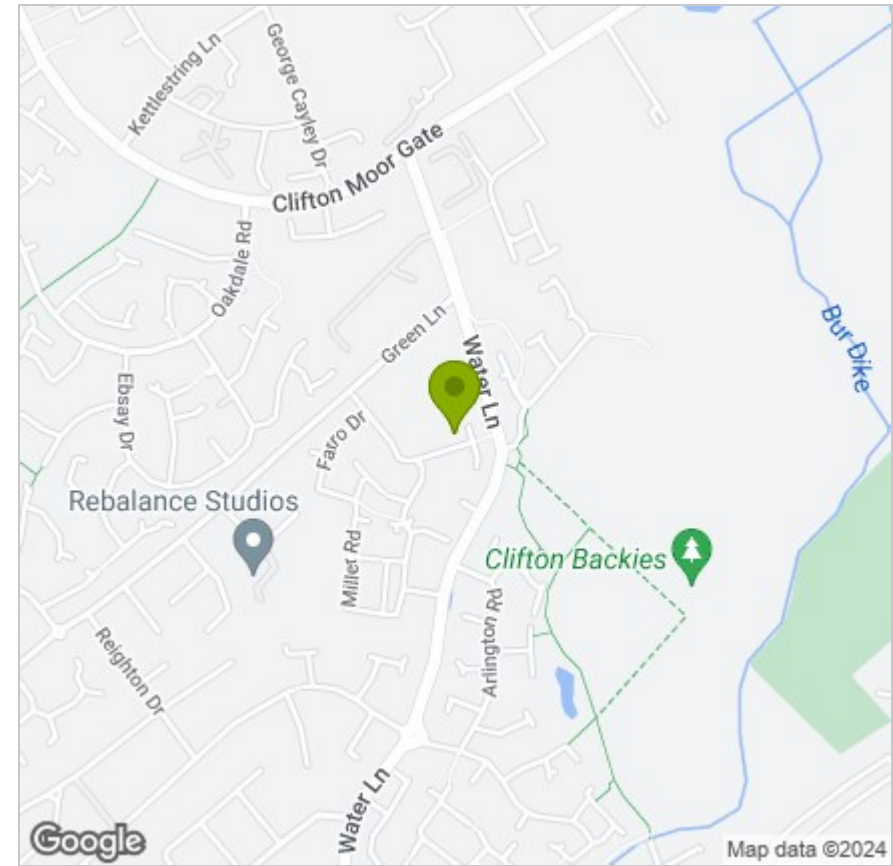
Electric door, power and lighting



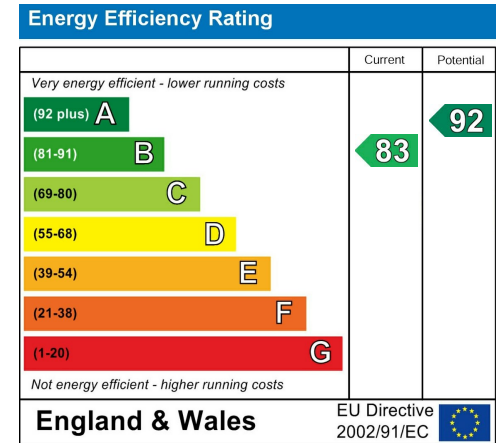
## FLOOR PLAN



## LOCATION



## EPC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.