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32 Farro Drive, York, YO30 6QR



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Guide Price £520,000

\*\*\* 4 BED DETACHED FAMILY HOME \*\*\* BUILT IN 2018 \*\*\* IMPRESSIVE KITCHEN DINER WITH BI-FOLDS TO THE GARDEN \*\*\* ENSUITE FACILITIES TO THE PRINCIPAL BEDROOM \*\*\* LIVING ROOM \*\*\* UTILITY ROOM \*\*\* DOWNSTAIRS WC \*\*\* SINGLE GARAGE \*\*\* DOUBLE DRIVEWAY \*\*\* POPULAR DEVELOPMENT CLOSE TO CLIFTON MOOR AMENITIES \*\*\* EPC RATING B \*\*\* COUNCIL TAX BAND E \*\*\* VIEWING ADVISED

Offered to the open market is this well-presented four-bedroom detached family home, built in 2018 and still benefiting from the remaining NHBC warranty. The property features a spacious living room, a modern and well-equipped kitchen, a utility room, and a ground floor WC. Upstairs, there are four bedrooms, including a main bedroom with en-suite, along with a contemporary house bathroom.

Externally, the home boasts a well-maintained enclosed rear garden, off-street driveway parking, and a single garage to the front. Early viewing is highly recommended to fully appreciate all that this property has to offer.

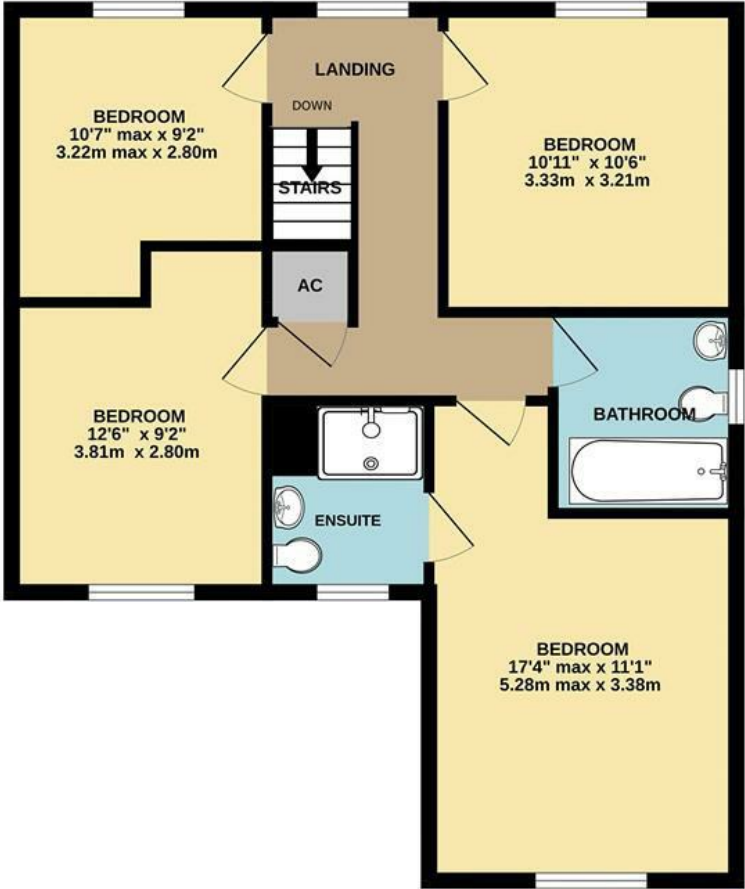
EPC Rating: B Council Tax Band: E

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GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- 4 Bedroom Detached Family Home
- Downstairs WC
- Double Driveway Parking & Garage
- Dining Kitchen
- Ensuite Shower Room
- Enclosed Rear Garden
- Utility Room
- House Bathroom
- EPC Rating: B, Council Tax Band: E

### Property Description

Upon entering the property, you are greeted by an entrance hall with doors leading to the living room and dining kitchen, as well as stairs to the first-floor accommodation. The living room is located at the front of the home and features a large window offering views to the front.

Positioned at the rear, the spacious dining kitchen benefits from bi-folding doors that open onto the enclosed rear garden, creating a bright and airy atmosphere. It is well-equipped with a range of wall and base units, worktops, an integrated stainless steel sink with mixer tap, and built-in appliances including a fridge freezer, dishwasher, electric ceramic hob, and oven.

From the kitchen, there is access to a practical utility room with space and plumbing for a washing machine and dryer, as well as an additional stainless steel sink with mixer tap. A door from the utility room leads to a downstairs WC, which includes a toilet and hand wash basin, and another door provides direct access to the rear garden.

On the first floor, the landing provides access to four bedrooms, the house bathroom, and an airing cupboard. The main bedroom features an en-suite shower room, fitted with a shower cubicle, wall-mounted hand wash basin, and toilet. The house bathroom includes a bath with an overhead shower and glass screen, along with a wall-mounted hand wash basin and toilet.

Externally, the front of the property offers a driveway providing off-street parking and access to the single garage via an up-and-over door. To the rear, there is a well-maintained enclosed garden, predominantly laid to lawn, with two paved seating areas and a timber garden shed.

### Additional Information

- Built in 2018
- NHBC Warranty still remaining
- Gas central heating

- Double Glazed Windows
- Council Tax Band: E
- EPC Rating B
- Estate Charge - £131.20 per annum

### Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















