



6 Darnbrook Walk, York, YO31 0RH

- Beautifully presented home • Close to local amenities • A couple of miles from the city centre • Spacious living room • Modern kitchen/diner • Two double bedrooms • House bathroom • Enclosed rear garden with patio and shed • Off street parking • EPC = C

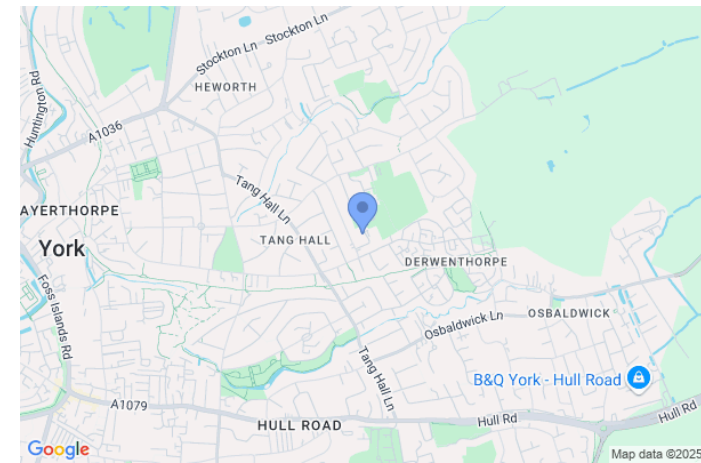
Guide Price £285,000

Located in a popular and well-established residential area of York, this beautifully presented two-bedroom semi-detached home offers the perfect blend of modern living and everyday convenience. Whether you're a first-time buyer, downsizer or investor, this move-in ready home offers exceptional value just a couple of miles from York City Centre.

The ground floor features a spacious and welcoming living room, ideal for relaxing or entertaining, alongside a contemporary kitchen/diner. The kitchen comprises a U-shaped worktop which incorporates storage above and below, a built in microwave, oven, electric hob and fridge freezer. There is also space for a dining table and chairs. Access onto the patio seating area in the rear garden is available from here via the back door.

Upstairs, there are two generously sized double bedrooms and a sleek, modern family bathroom finished to a high standard.

Outside, the property boasts off-street parking for multiple vehicles and a private rear garden complete with a patio seating area and timber shed.





BEAUTIFULLY PRESENTED MODERN HOME





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	87

Address:
Reference: 2325

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority York City Council

Services All mains services.

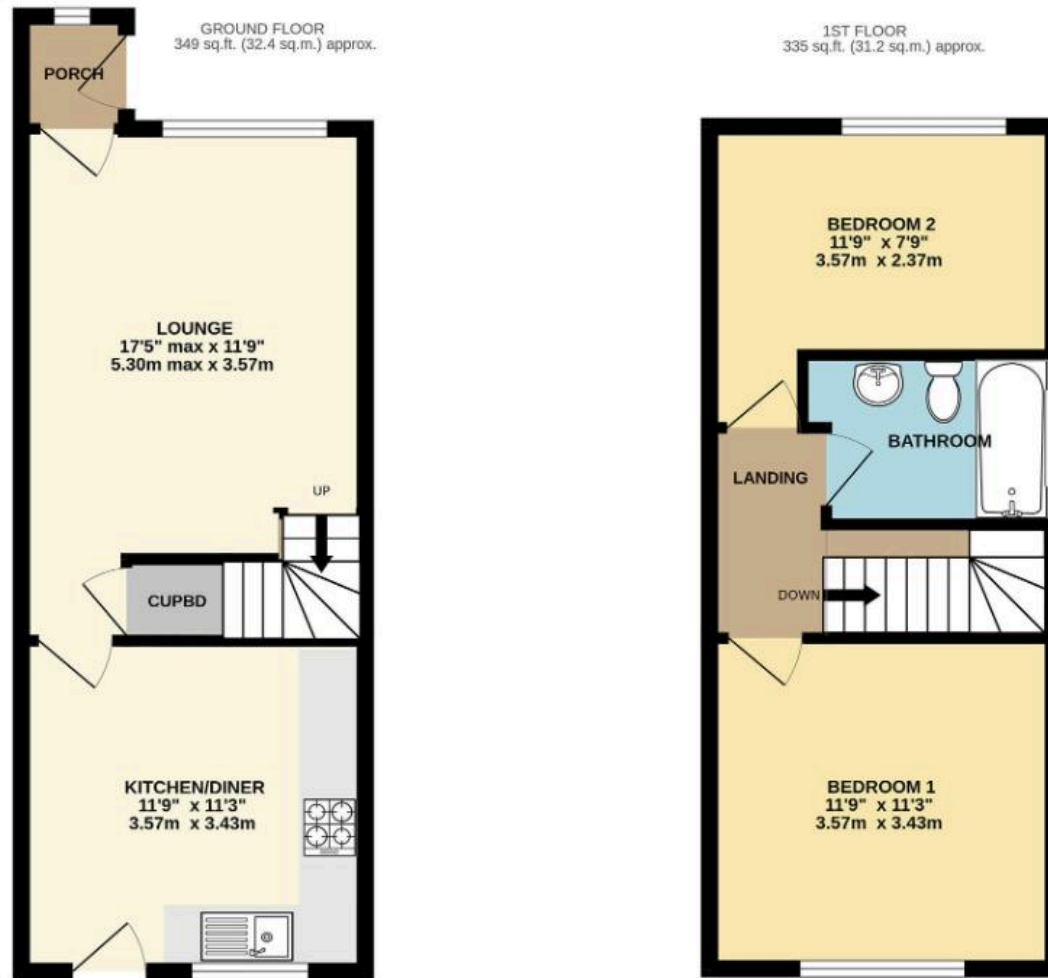


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TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

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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