

LANCASTER
SAMMS

76 Farro Drive, York

York

Guide Price £285,000



Built by Redrow Homes in 2019 and situated on a larger than average plot, this property is a modern, well-presented two double bed roomed, two bathroom, semi-detached house. It's in excellent condition and benefits from off street parking for 2/3 cars and excellent local amenities. Ideal for first time buyers and investors alike.

The ground floor comprises of an entrance hallway with ground floor WC, lounge at the rear with views over the garden and kitchen to the front elevation. The kitchen is fitted with a range modern matching wall and base units and integrated appliances include gas hob with extractor over, electric double oven, fridge freezer and dishwasher. There is plumbing for a washing machine in the cupboard under the stairs, which would also accommodate a tumble dryer.

Stairs from the hallway lead to the first floor where there are two double bedrooms both with an en-suite shower room. The property is double glazed throughout and has gas central heating.

Externally to the front elevation is a driveway and gravelled area providing off street parking for two or three cars. At the rear is a good size lawned rear garden with gazebo and covered area for an outside kitchen. Enjoying a north-westerly aspect, it's perfect for enjoying sunny afternoons and evenings.

LOCATION

Farro Drive is located in the popular area of Clifton/Rawcliffe, approximately two miles from the city centre. Public transport links into the city are excellent and there are amenities on hand which include a Doctors Surgery and an Aldi supermarket. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. The Homestead Park and York Sports Club are also located close by. The catchment Primary and Secondary Schools are both rated Good by Ofsted.

DIRECTIONS

Leaving the city centre via Bootham, continue onto Clifton Green. At the traffic lights take the right hand lane and turn into Water Lane. Continue straight over two roundabouts and take the next left into Miller Road. At the T junction turn right into Barley Way, then turn left onto Farro Drive, follow Farro Drive round to the left, where the property is located on your right hand side.

COUNCIL TAX

City of York Council Tax Band B – £1,679.17 for 2025/2026

EPC Rating: B

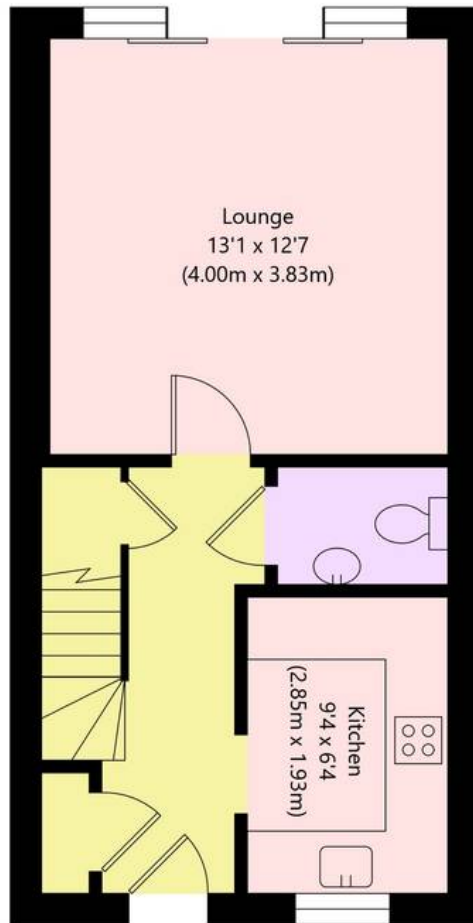




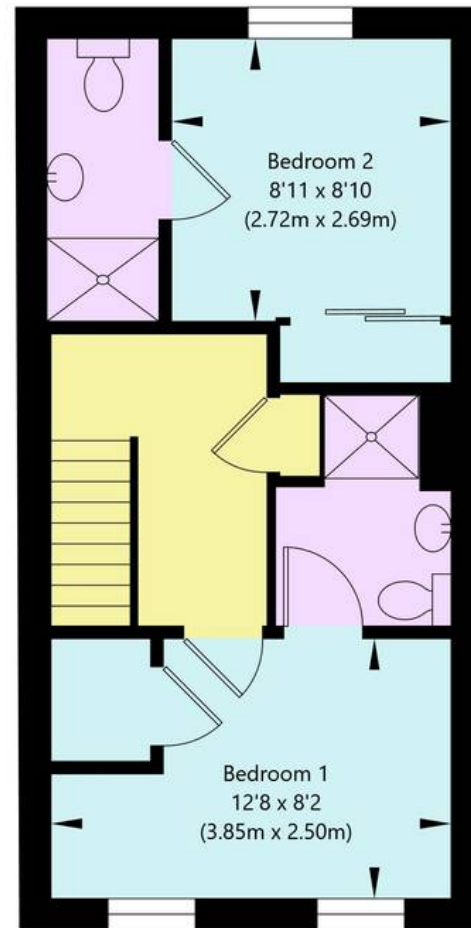




Farro Drive, Water Lane, York, YO30 6QR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 342 SQ FT / 31.81 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 344 SQ FT / 31.95 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 686 SQ FT / 63.76 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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