



Barley Way, York, YO30 6QL

- Four Bedroom Detached Home
- Principal Bedroom With En-Suite
- Driveway Parking And Garage
- Spacious Open-Plan Kitchen/Diner
- Large South-East Facing Garden
- Council Tax Band E

£480,000



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DESCRIPTION

A spacious four-bedroom detached family home with driveway parking, an integral garage and a private rear garden, ideally positioned within a highly sought-after modern development to the north of York. Offering over 1,450 sq.ft. of well-balanced accommodation, this contemporary property is perfect for growing families seeking generous living space with excellent access to York city centre, local schools and transport links.

The property opens into a welcoming entrance hallway leading to a bright, front-facing living room. To the rear is an impressive open-plan kitchen/diner, forming the heart of the home with contemporary units, integrated appliances, ample dining space and French doors opening directly onto the private rear garden. A separate utility room and ground floor WC add everyday convenience.

Upstairs, the first floor offers four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. Three further bedrooms are served by a stylish family bathroom with a contemporary three-piece suite.

Externally, the home enjoys an attractive frontage with driveway parking leading to an integral garage. The larger-than-average rear garden is fully enclosed and predominantly laid to lawn, complemented by a paved patio seating area ideal for outdoor dining, entertaining and family enjoyment.

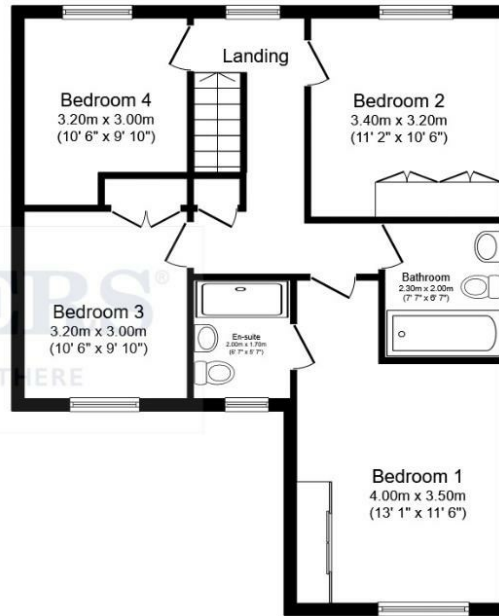
Barley Way sits within a popular and convenient residential location to the north of York, offering excellent access to York city centre, the outer ring road, well-regarded schools, shops and commuter routes.







Ground Floor



First Floor

Total floor area 136.1 m² (1,465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.

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