



3 Barney Lane Flaxton
York, YO60 7RS
£200,000



AN OPPORTUNITY TO PURCHASE THIS 2 BEDROOM END TOWN HOUSE WITH DRIVEWAY AND GARDENS TO FRONT AND REAR SET IN THIS CHARMING COMMUTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. The property which provides spacious living accommodation with great potential for extensions does require internal refurbishment but benefits from oil fired central heating and double glazing and comprises entrance hall, lounge, dining kitchen, conservatory, landing, 2 double bedrooms and bathroom/w.c. Additional fully boarded attic with window. Realistically priced.

Hallway

Entrance door, window to front, stairs to first floor. Doors to

Lounge

15' x 11'8" (4.57m x 3.56m)
Window to front, natural brick fireplace.

Kitchen/Diner

18' x 7'75" (5.49m x 2.13m)
Window to rear, understair storage cupboard, range of fitted base units. Door to

Conservatory

16'10" x 8'8" (5.13m x 2.64m)
French doors to rear garden

Bedroom 1

14'7" x 9' (4.45m x 2.74m)
Window to front

Bedroom 2

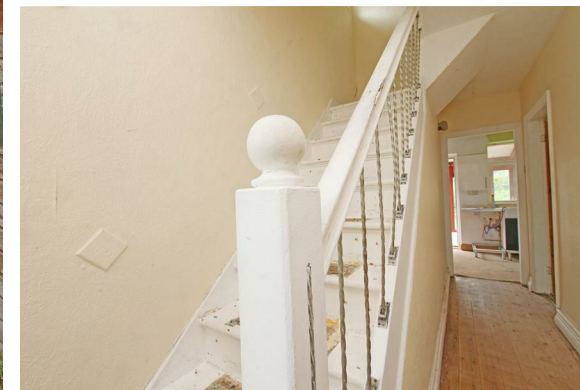
13'7" x 9'3" (4.14m x 2.82m)
Window to rear

House Bathroom

10'5" x 8'7" (3.18m x 2.62m)
Large bathroom with panelled bath, walk in shower, wash hand basin and w.c., window to rear.

Loft space

16'7" x 12' (5.05m x 3.66m)
Accessed via a retractable ladder from the

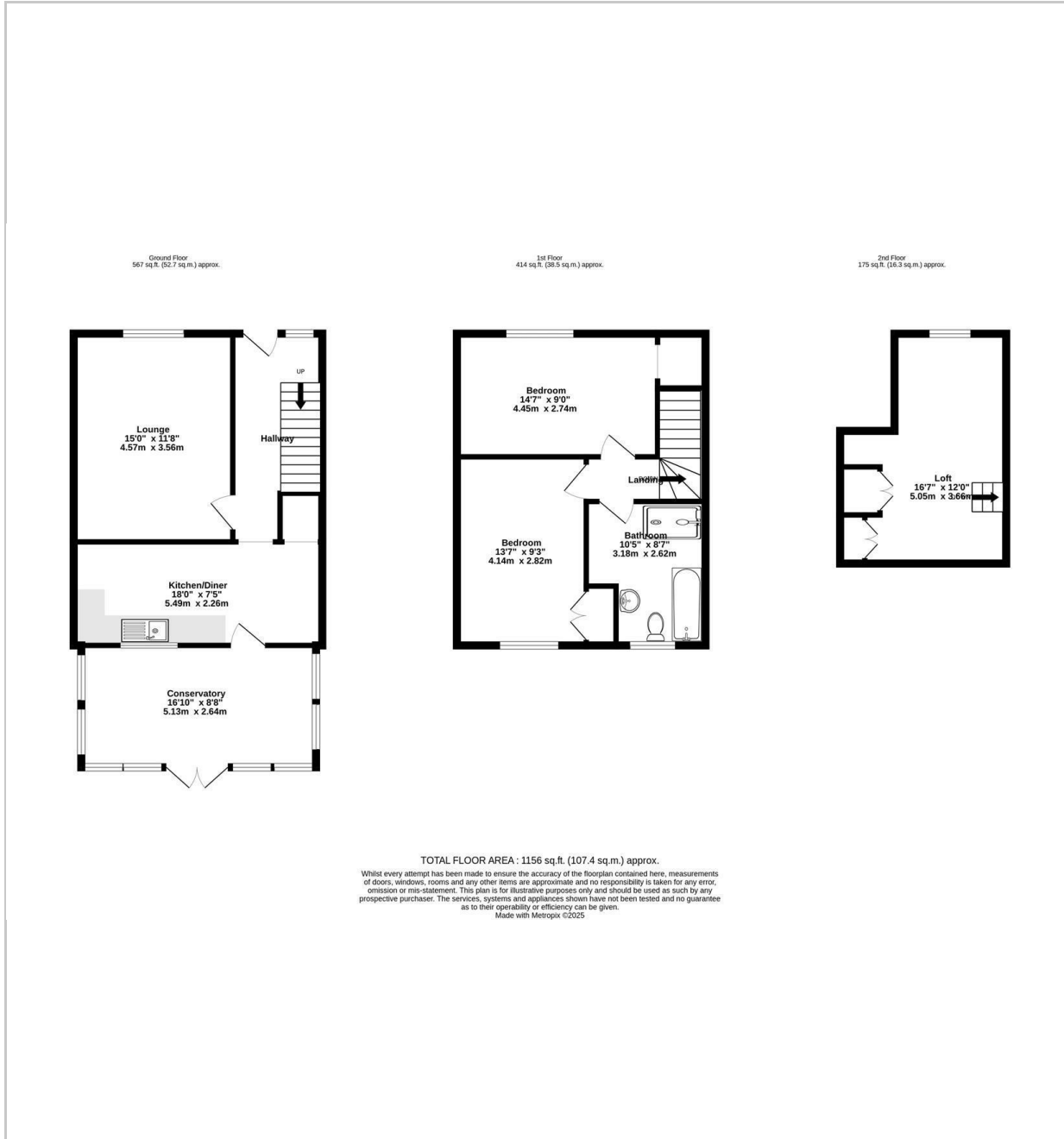




landing this fully boarded space has a window to front and could be used as occasional hobby room/office.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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