



## Farro Drive, York, YO30 6QQ

- Modern Four-Bedroom Detached
- Open-Plan Kitchen/Dining Space
- Close To Schools And Amenities
- Prime Clifton Moor Location
- Utility Room and Ground Floor W.C
- Council Tax Band E

**£490,000**



# Farro Drive, York, YO30 6QQ

## DESCRIPTION

Situated within a highly sought-after modern development in Clifton Moor, north York, this beautifully presented four-bedroom detached home offers spacious, versatile accommodation ideal for modern family living. Clifton Moor is one of York's most popular residential areas, known for its excellent amenities, strong transport links and access to well-regarded schools — making this property especially appealing to families and commuters.

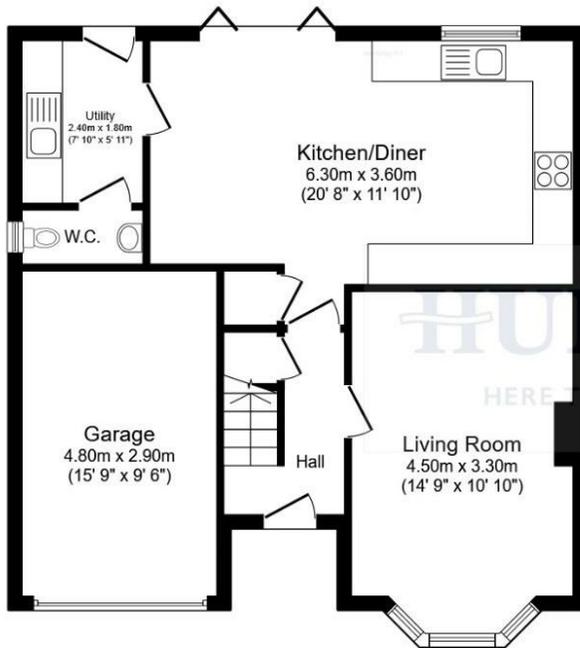
A welcoming entrance hall leads to the principal ground floor rooms. The generous front-facing living room features a large bay window that fills the space with natural light, complemented by a stylish feature fireplace. To the rear, the impressive open-plan kitchen/dining room is fitted with modern units, integrated appliances and ample space for family dining. French doors open directly onto the rear garden, creating a seamless indoor–outdoor flow. A separate utility room, direct garden access and a ground floor WC complete the layout.

Upstairs, a central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Bedroom two is another generous double, while bedrooms three and four offer excellent flexibility for children, guests or home working. A modern family bathroom serves the remaining rooms.

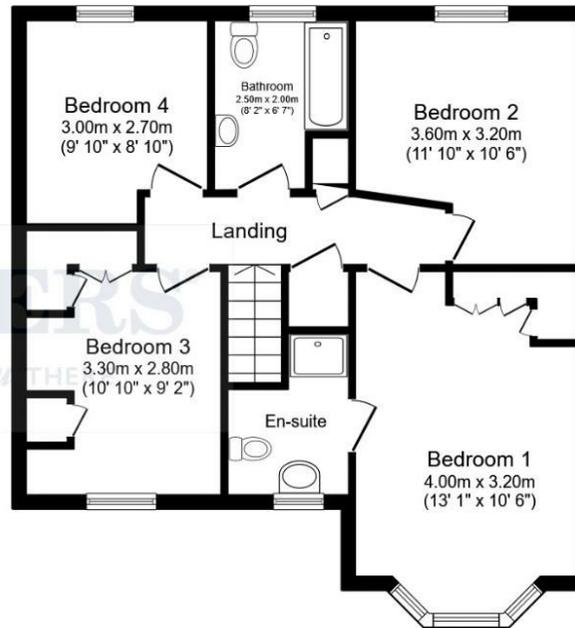
Externally, the property features a driveway providing off-street parking and access to the integral garage. The enclosed rear garden is thoughtfully landscaped with lawn, patio seating areas and planted borders — ideal for outdoor dining, entertaining or relaxing.







**Ground Floor**



**First Floor**

Total floor area 128.0 sq.m. (1,377 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](mailto: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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

**THINKING OF SELLING?** 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.