



57 Farro Drive
York, YO30 6QQ
£525,000

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Set within a peaceful modern development, this stylish 4 bedroom detached home offers a spacious and welcome feel from the moment you step inside. Ideal for growing families in search of light and modern comfort. This beautifully finished home is ideally situated with excellent connections to the city centre and the York ring road and is within easy reach of local shops, well regarded schools and a number of everyday amenities. The property also benefits from Ethernet hard wired ports in most rooms connected to a central home network hub. There are brushed chrome switches throughout the whole property, some including USB charging points built-in.

A bright welcoming entrance hall greets you and gives access to all the ground floor rooms. The long living room which centres upon an electric fire set in an attractive surround, has lots of natural light pouring in through the large front facing bay window creating a calm, relaxing space perfect for family downtime or entertaining.

The fabulous kitchen is a stand-out feature of the house. Upgraded from a standard build the high-spec kitchen units are matched with smart worktops, integrated Siemens appliances including oven and hob with extractor over, combination microwave and oven, fridge and freezer, together with attractive Amtico flooring. There is a good sized utility room off the kitchen and there is also a downstairs W.C/cloaks.

Stairs lead to the first floor where there are four double bedrooms including a Master bedroom with fitted wardrobes and an en-suite shower room.

Outside, there is a front lawned garden and a side driveway providing off-street parking ample for two vehicles side by side and leading to an integrated garage. To the rear, is a fully enclosed garden designed for easy maintenance and maximum enjoyment. For families looking for a safe and outdoor space and the chance to relax or entertain, this garden ticks all the boxes!

Entrance Hallway

Amtico flooring, understairs cupboard, stairs to first floor landing

Living room

16'6" x 10'7" (5.03m x 3.23m)

Bay leaved window to front, electric fire set in attractive surround, includes additional sockets for entertainment equipment

Kitchen/Diner

20'5" x 12'2" (6.22m x 3.71m)

Well fitted with an excellent range of Shaker base and wall mounted units with complementary sandstone work surfaces, tiled sandstone splashbacks, Siemens induction hob with extractor fan over, integrated Siemens combination microwave oven, Siemens integrated fridge and freezer, one and half bowl sink with mixer tap, larder cupboard, LED spotlights to ceiling, Amtico flooring, brushed chrome power points, Aerial socket for TV, window to rear, French doors to garden, central heating radiator

Utility Room

8'11" x 5'9" (2.72m x 1.75m)

Base and wall mounted units, tiled sandstone splashbacks, single sink with mixer tap over, plumbing for automatic washing machine, Amtico flooring, spotlights to ceiling, door to garden

WC/Cloaks

5'9" x 3'3" (1.75m x 0.99m)

Low level WC, wash hand basin, Amtico flooring, part-tiled walls, spotlights to ceiling, central heating radiator

First Floor Landing

Shelved and railed Airing cupboard, an additional full height shelved cupboard (with mains socket), loft access with drop down loft ladder (the loft is boarded and has electric sockets and double lighting), central heating radiator



**Bedroom 1**

16'1" x 10'7" (4.90m x 3.23m)

Leaded bay window to front, excellent range of fitted wardrobes with overhead storage, central heating radiator, high level double mains socket and aerial socket for TV

En-suite Shower Room

6'10" x 6'6" (2.08m x 1.98m)

Leaded window to front, walk-in shower, low level WC, wall hung wash hand basin, tiled walls and flooring, shaver socket, heated towel rail and spotlights to ceiling

Bedroom 2

13'6" x 9'1" (4.11m x 2.77m)

Window to rear, central heating radiator

Bedroom 3

12'6" x 10'7" (3.81m x 3.23m)

Leaded window to front, fitted wardrobes, built in shelving, central heating radiator, high level fitted double mains and aerial socket for TV

Bedroom 4

12'2" x 9'1" (3.71m x 2.77m)

Window to rear, central heating radiator, includes additional double sockets for IT hardware

House Bathroom

8'10" x 6'6" (2.69m x 1.98m)

Panelled bath with shower over and glass shower panel, wall hung wash hand basin, low level WC, tiled flooring, tiled walls, shaver socket, heated towel rail, spotlights to ceiling, window to rear

To the outside

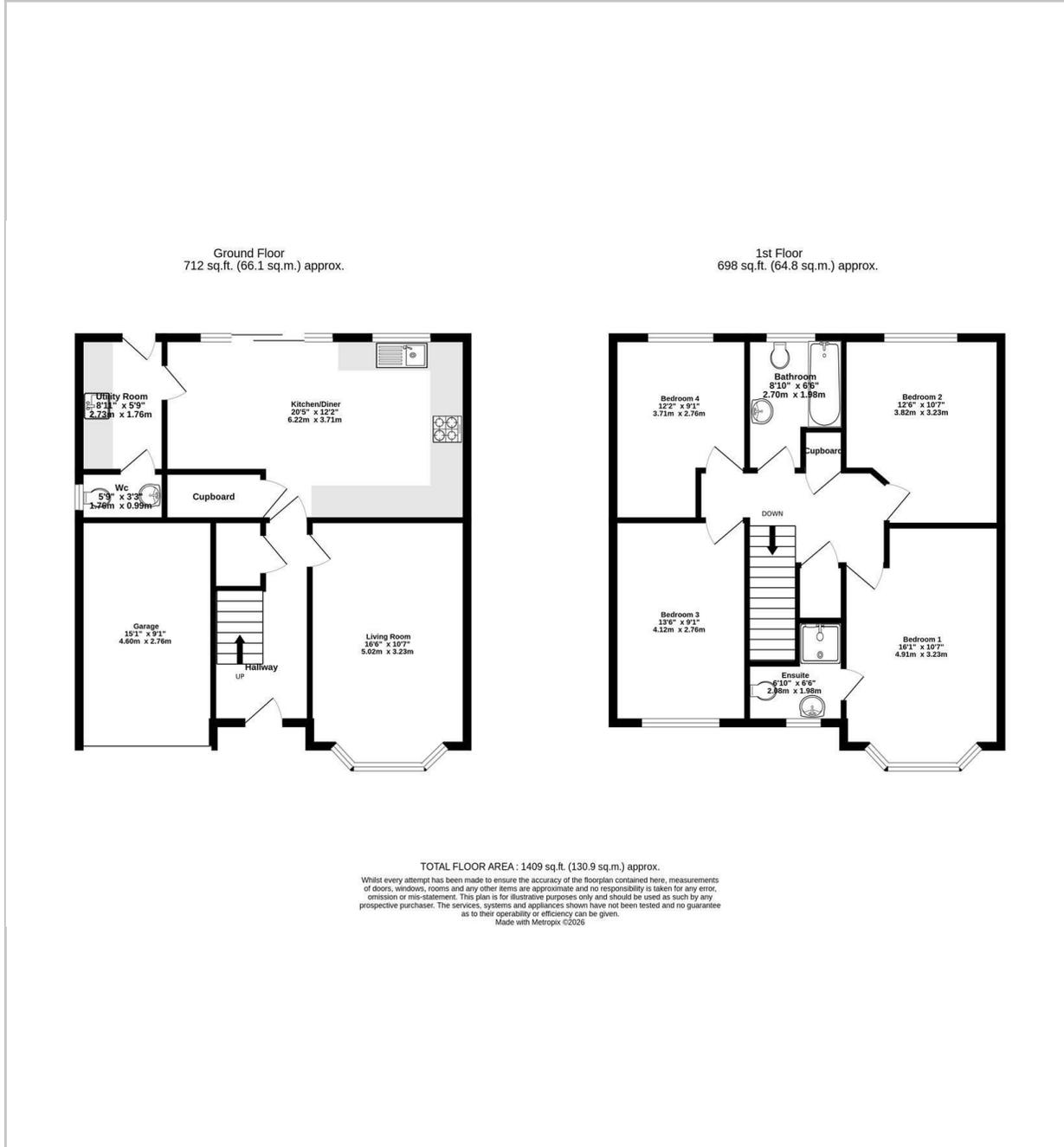
Front lawned garden and a side driveway leading to attached garage with power, light and EV charging point. To the rear is a fully enclosed low maintenance lawned garden with patio area and gravelled borders, outside tap

Agents Notes:

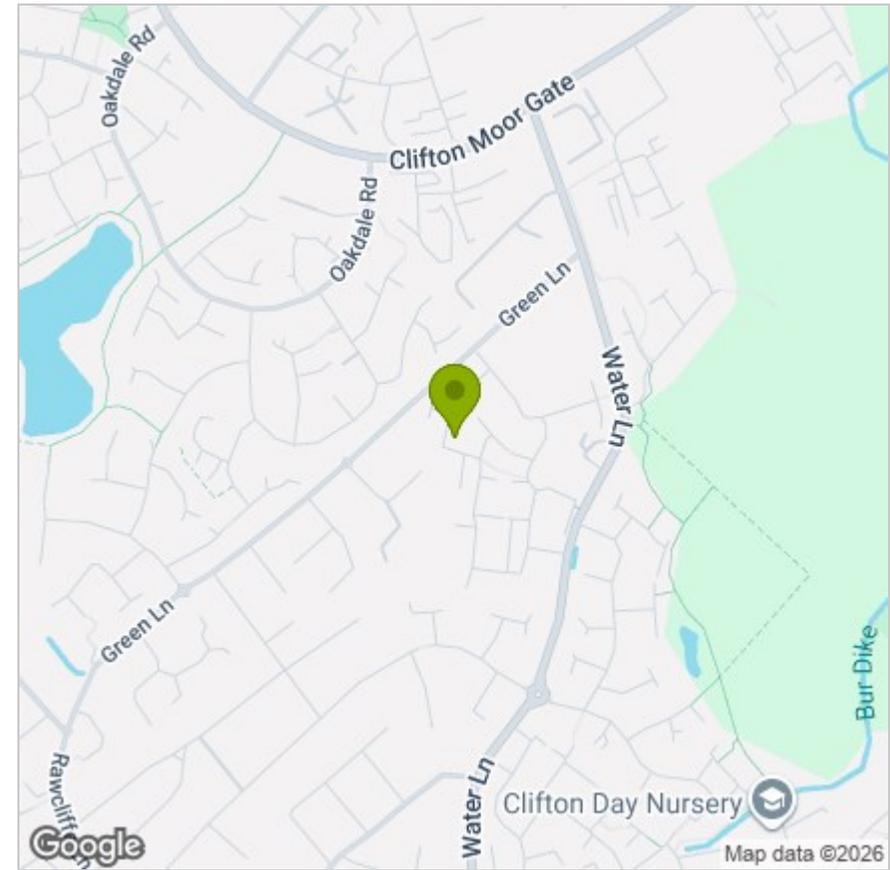
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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	

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