







Barben Avenue, York, YO19 4AP

- Four Bedroom Detached Home
- Kitchen/Diner With French Doors
- Garage And Driveway Parking
- Popular Modern Development
- En-Suite To Main Bedroom

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£465,000

Barben Avenue, , York, YO19 4AP

DESCRIPTION

A well presented four bedroom detached home, forming part of a popular modern development within the sought after Fulford area of York. Offering spacious and well-planned accommodation throughout, the property is likely to appeal to a range of buyers, particularly families looking for a modern home in a highly regarded location.

The ground floor is entered via a hallway, with access to a useful downstairs W.C. and a separate living room positioned to the front. To the rear is a generous kitchen/diner, fitted with a range of modern units, worktop space and integrated appliances, with plenty of room for a dining table and French doors opening directly onto the rear garden. There is also a separate utility room providing additional storage and access through to the integral garage.

Upstairs, the property offers four bedrooms, including a main bedroom with en-suite shower room. The remaining bedrooms are served by the main shower room, with the fourth bedroom also lending itself well to use as a home office, nursery or dressing room if required.

Externally, the property benefits from an enclosed rear garden, designed for ease of maintenance with a paved seating area and raised planted borders. The property also has an integral garage and driveway parking.

Located in the ever-popular Fulford area, Barben Avenue is well placed for access to York city centre, York Designer Outlet, commuter routes and the wider road network, making this an excellent opportunity to purchase a modern family home in a desirable residential setting.







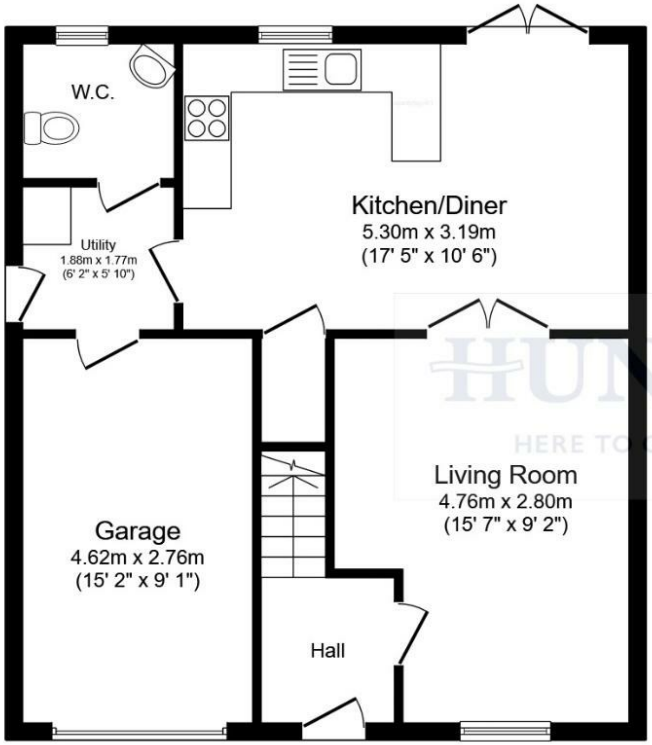




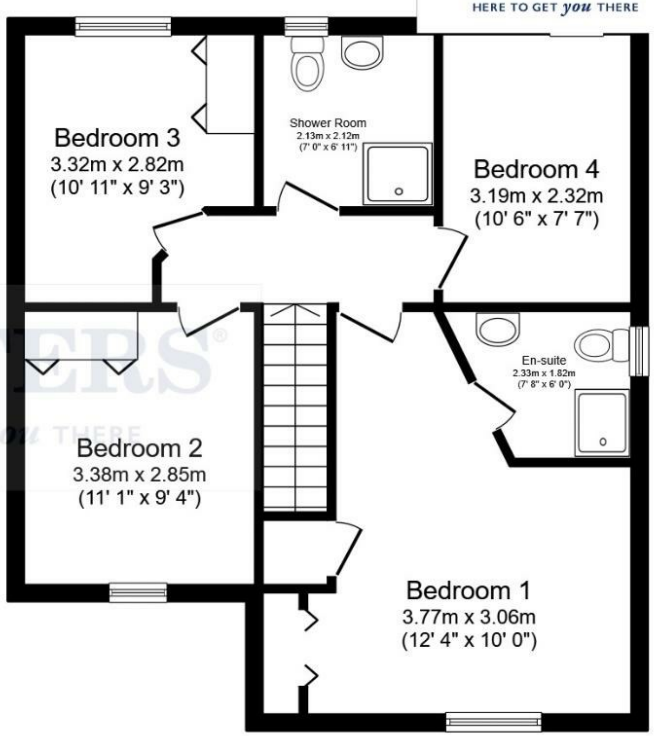








Ground Floor



First Floor

Total floor area 121.3 m² (1,306 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

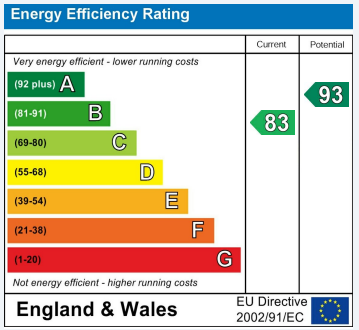
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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