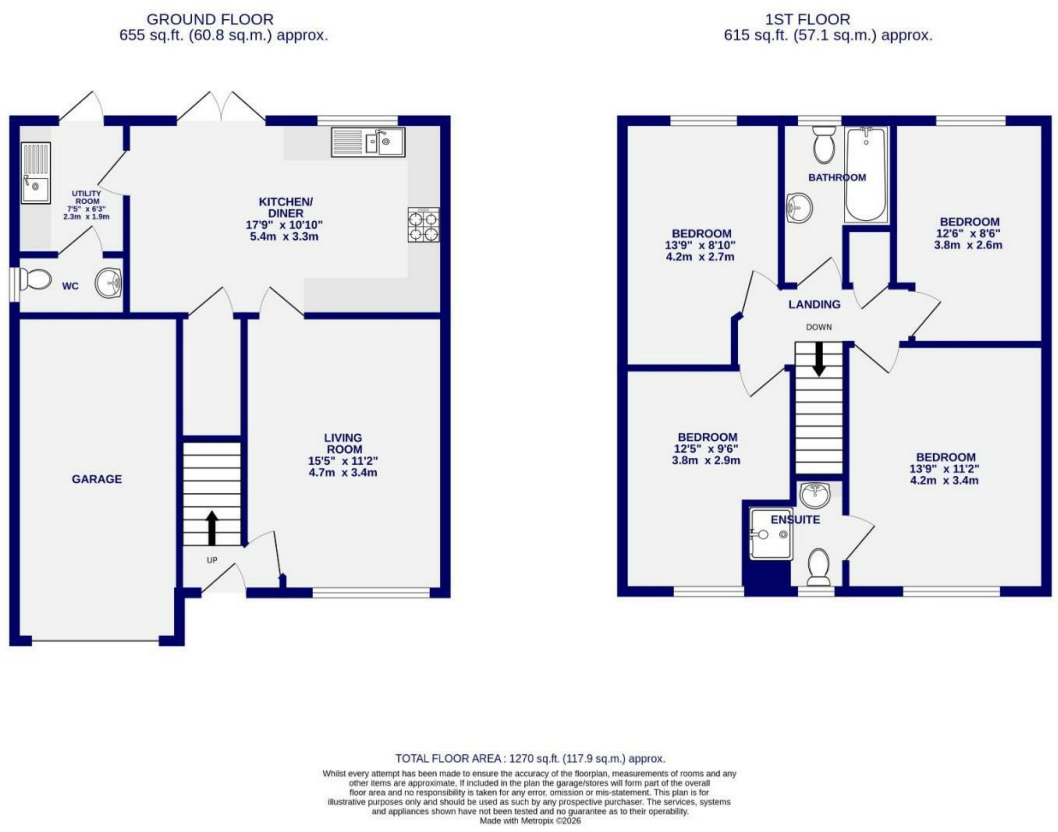


Barley Way
Clifton, York
YO30 6QL

Council Tax Band - D

- Detached House
- Four Double Bedrooms
- Two Bathrooms & G.F W.C
- Garage & Driveway
- Popular Residential Development
- Easy Access To CC
- Perfect Family Home
- EPC B



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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£470,000

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Located within the highly sought-after Clifton Moor area of York, this modern four-bedroom detached home occupies a generous plot with a desirable south-facing rear garden. Conveniently positioned close to an excellent range of local amenities, including shops, supermarkets, restaurants and leisure facilities, the property also benefits from easy access to York City Centre by foot, car or public transport. Immaculately presented throughout, this is a home that is ready to move straight into.

Internally, the property opens into a welcoming entrance hall, which provides access to a spacious living room flooded with natural light from a large front-facing window. To the rear is a well-appointed kitchen diner, featuring a range of fitted wall and base units offering ample storage and preparation space, together with room for dining and entertaining. The kitchen also provides access to a useful utility room and a convenient ground floor WC.

To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom.

Externally, the property enjoys driveway parking for several vehicles, along with a garage featuring an up-and-over door. The enclosed rear garden is a particular highlight, enjoying a sunny south-facing aspect and offering a private setting. Designed with ease of maintenance in mind, it is predominantly laid to lawn with attractive patio and gravelled seating areas, making it ideal for both relaxing and entertaining.

Offering spacious accommodation, a fantastic location and excellent outdoor space, this superb family home is sure to attract strong interest. Early viewing is highly recommended.



















