



23 Redbarn Drive

York, YO10 3JD

Guide Price £350,000



Churchills Estate Agents are delighted to offer for sale this well presented family home offering spacious and versatile accommodation, thoughtfully arranged to suit modern living. The welcoming entrance hall provides access to the ground floor, where you'll find a convenient cloakroom/WC, a comfortable lounge with a feature fireplace, and a separate dining room complete with a charming fitted window seat. To the rear of the property, the modern fitted kitchen offers a range of wall and base units, integrated gas hob and electric oven, ample space for appliances, and a practical breakfast bar. The kitchen flows seamlessly into the bright conservatory, creating an additional reception space with double doors opening onto the rear garden. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Outside, the property features a front garden with a driveway providing off-road parking whilst to the rear is an enclosed garden. An internal viewing of this wonderful home is strongly recommended.

Entrance Hall

Entrance door, stairs to first floor. Carpet.

Cloaks/WC

Wash hand basin, low level WC, radiator.

Lounge

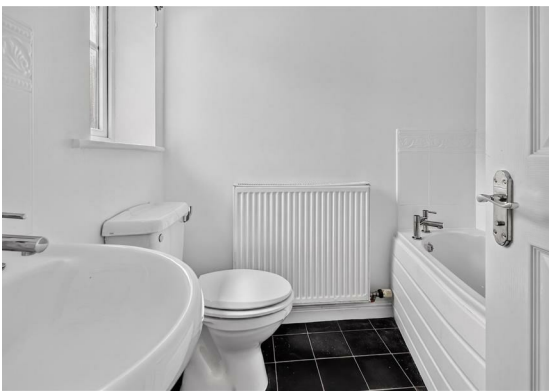
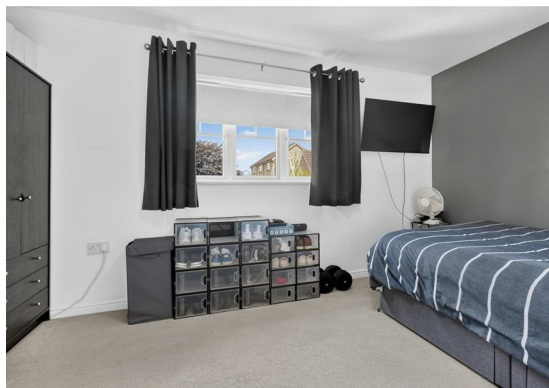
Window to front, electric fire with surround, radiator, TV point, power points. Carpet.

Kitchen

Window to rear and door into conservatory, range of modern fitted wall and base units, inset sink, gas hob and electric oven, space and plumbing for appliances, breakfast bar, radiator, power points. Tiled flooring.

Conservatory

Windows and double doors to garden, power points, TV point. Laminate flooring.





Dining Room

Window to front, fitted window seat, radiator, power points. Carpet.

First Floor Landing

Carpet. Doors to;

Bedroom 1

Window to front, radiator, power points. Carpet. Door to;

En-Suite

Glazed window to front, walk-in shower cubicle, wash hand basin, low level WC, radiator. Laminate flooring.

Bedroom 2

Window to rear, TV point, power points. Carpet.

Bedroom 3

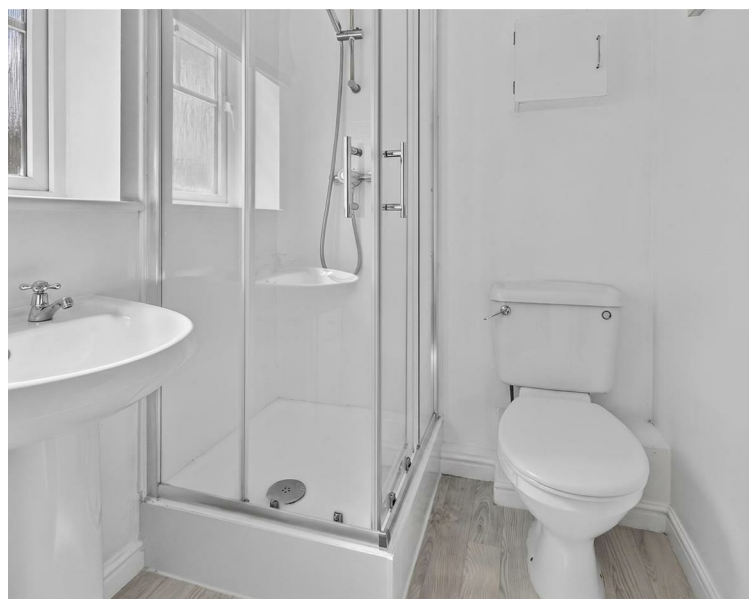
Window to front, radiator, power points. Carpet.

Bathroom

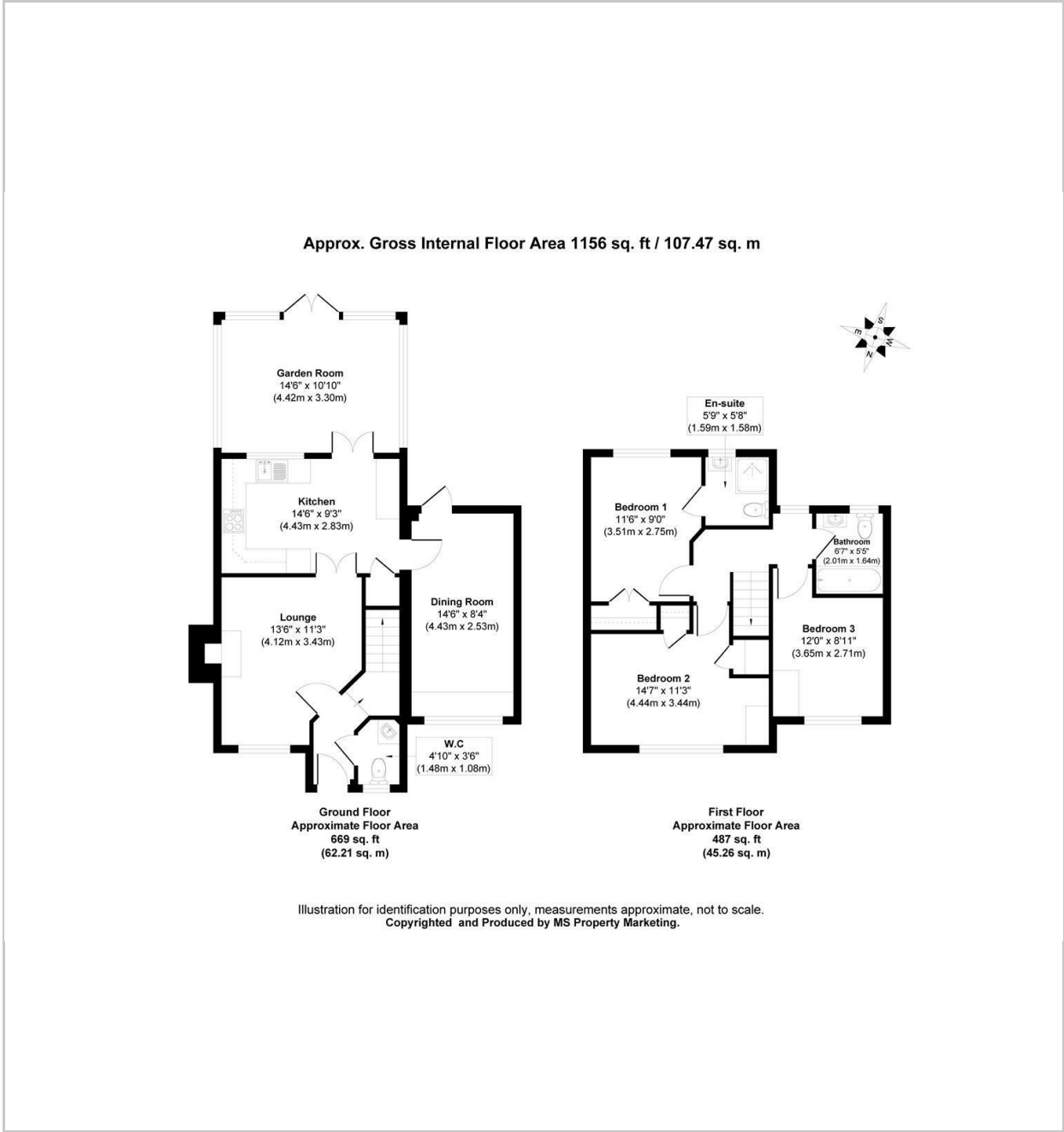
Glazed window, bath with mixer tap, wash hand basin, low level WC, radiator. Tiled flooring.

Outside

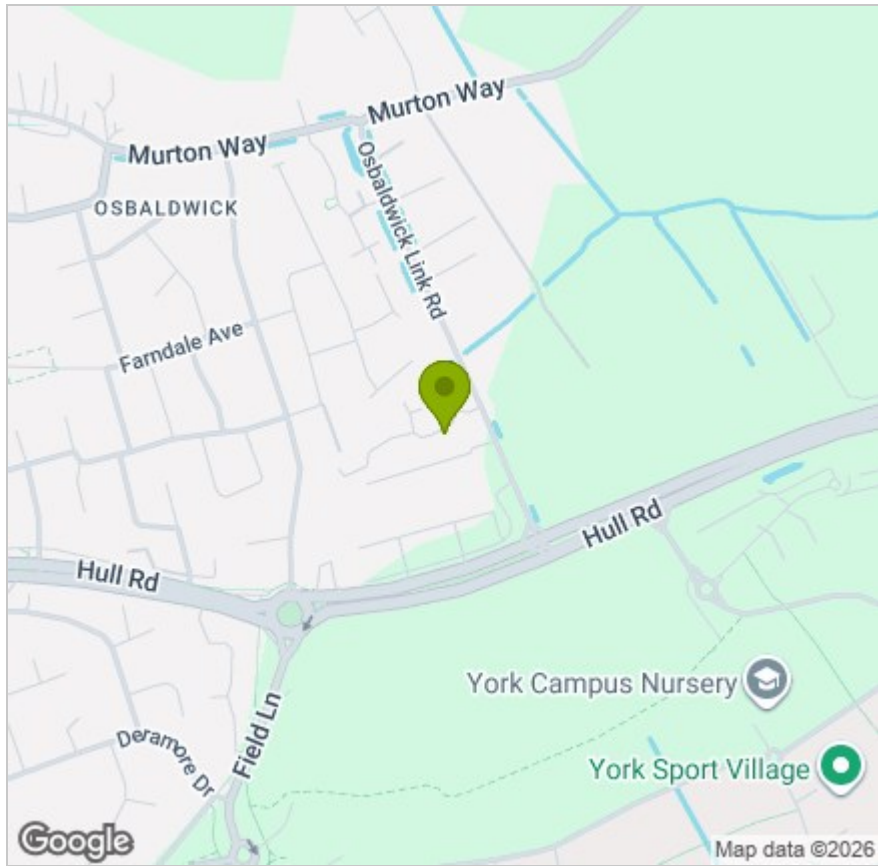
Front garden with driveway. Enclosed rear garden laid to lawn with patio area and fence surround.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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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