

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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

Council Tax Band - D

Barley Way
Clifton, York
YO30 6QL



Barley Way
Clifton, York
YO30 6QL

£480,000

4 2

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.

