

RM
English



Farro Drive, York, YO30 6QQ

- No Onward Chain • Modern two bed terraced home • Popular residential location within York • Spacious living room • Contemporary fitted dining kitchen • Ground floor W.C • Two double bedrooms both with en-suites • Enclosed rear garden with patio seating area • Allocated parking • EPC = B

Guide Price £275,000

A superb modern two-bedroom terraced home, ideally positioned within a popular residential development on the outskirts of York. Offering well-presented accommodation throughout, an enclosed rear garden and allocated parking, this property is perfectly suited to first-time buyers, professionals and investors alike.

The accommodation opens into an entrance hall with a convenient ground floor W.C. To the front of the property is a spacious living room, providing a bright and comfortable reception space. To the rear, the contemporary fitted kitchen offers a range of wall and base units, integrated cooking appliances and ample space for dining, with French doors opening directly onto the rear garden.

To the first floor are two generous double bedrooms, both benefitting from en-suites.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a patio seating area and useful timber shed. Allocated parking is provided within the development, ensuring convenient off-street parking.

Combining modern living with practical accommodation, this attractive home offers an excellent opportunity to acquire a ready to move into property in a well-connected York location.

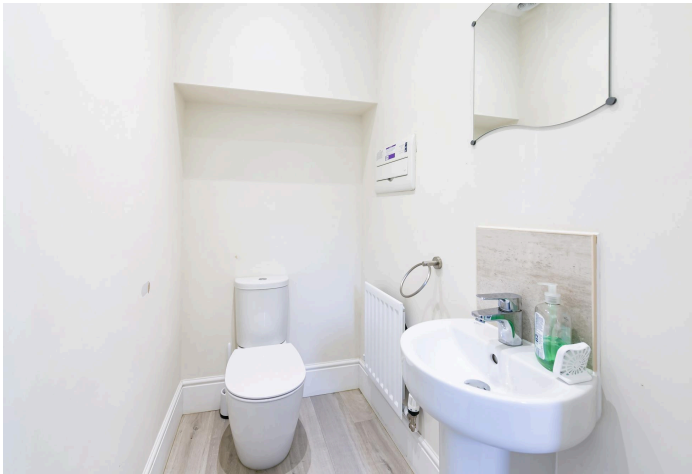




NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services



Address: Farro Drive, York, YO30 6QQ
Reference: 2748



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Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 710 sq. ft / 66.04 sq. m

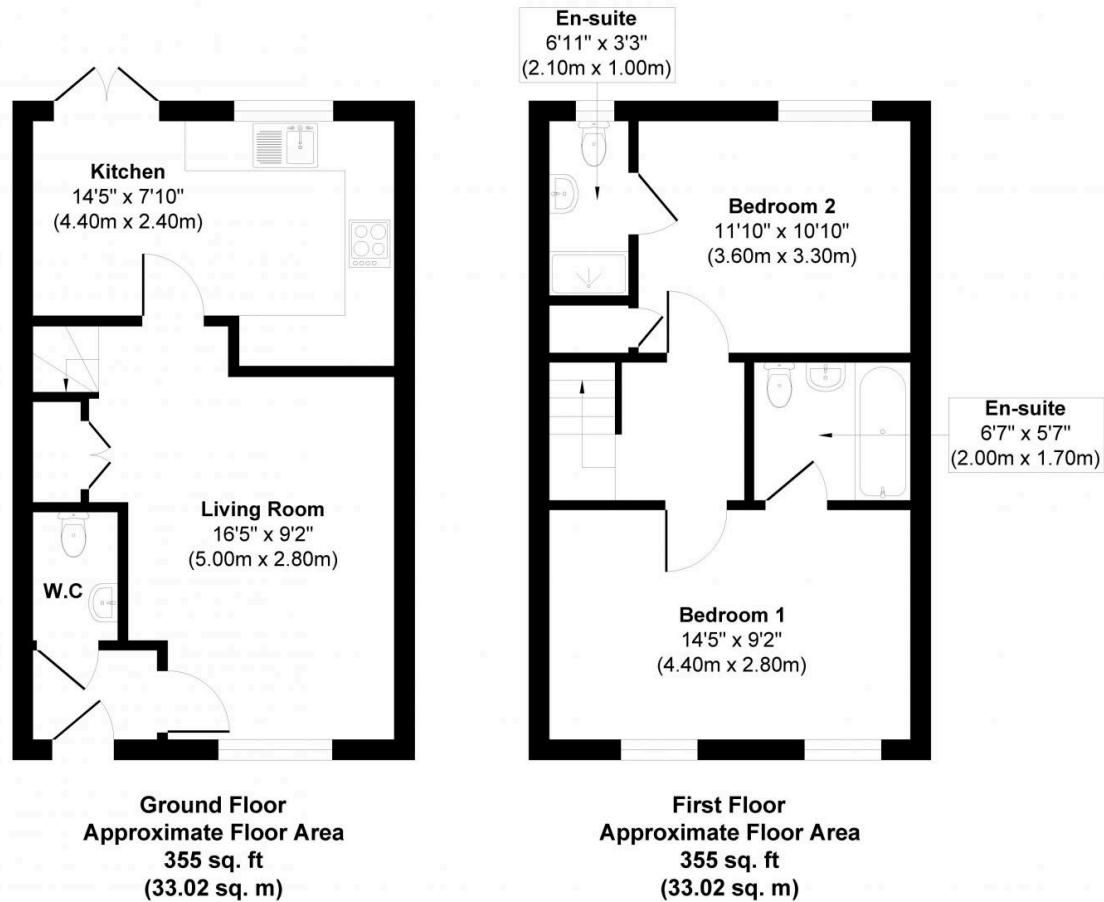


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