



Ashtons

Barley Way, Clifton Moor, York, YO30 6QL

Barley Way
Clifton Moor, York
YO30 6QL

£480,000



Located in a desirable residential area, this spacious and extended detached home offers well-balanced accommodation and a high standard of finish throughout, making it an ideal family home.

Internally, the property opens into a welcoming entrance hall leading through to a bright and generous living room to the front. To the rear is an impressive open-plan kitchen, dining and family space, fitted with a range of modern units and integrated appliances, with ample room for dining and entertaining, and doors opening out to the garden. A separate utility room and downstairs WC complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en suite shower room, along with a modern three-piece family bathroom.

Externally, the property benefits from driveway parking to the front, while to the rear is a particularly spacious south-east facing garden, mainly laid to lawn with a patio area, offering a private and ideal space for outdoor seating and entertaining.

A well-presented home offering excellent space both inside and out, early viewing is recommended.



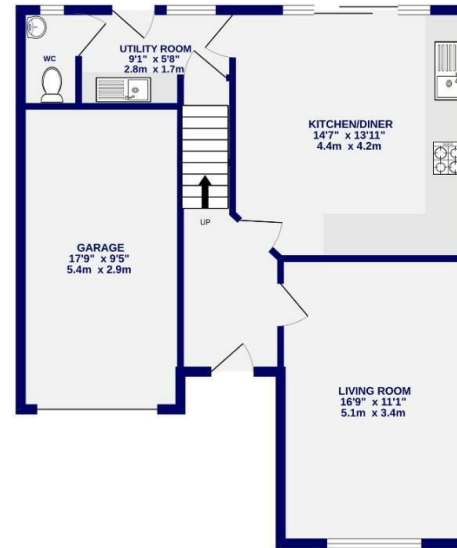


Barley Way Clifton Moor, York YO30 6QL

Freehold
Council Tax Band - E

- Detached Family Home
- Four Bedrooms
- Two Bathrooms & Ground Floor W.C
- Garage & Driveway
- Sought After Residential Area
- Well Presented Throughout
- Ideal Family Home
- EPC B

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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/storeroom 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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