



Barfield Road
York
YO31

Offers In Excess Of £280,000

bettermove

Barfield Road York

Bettermove are proud to present this 4 bedroom semi-detached house in York.

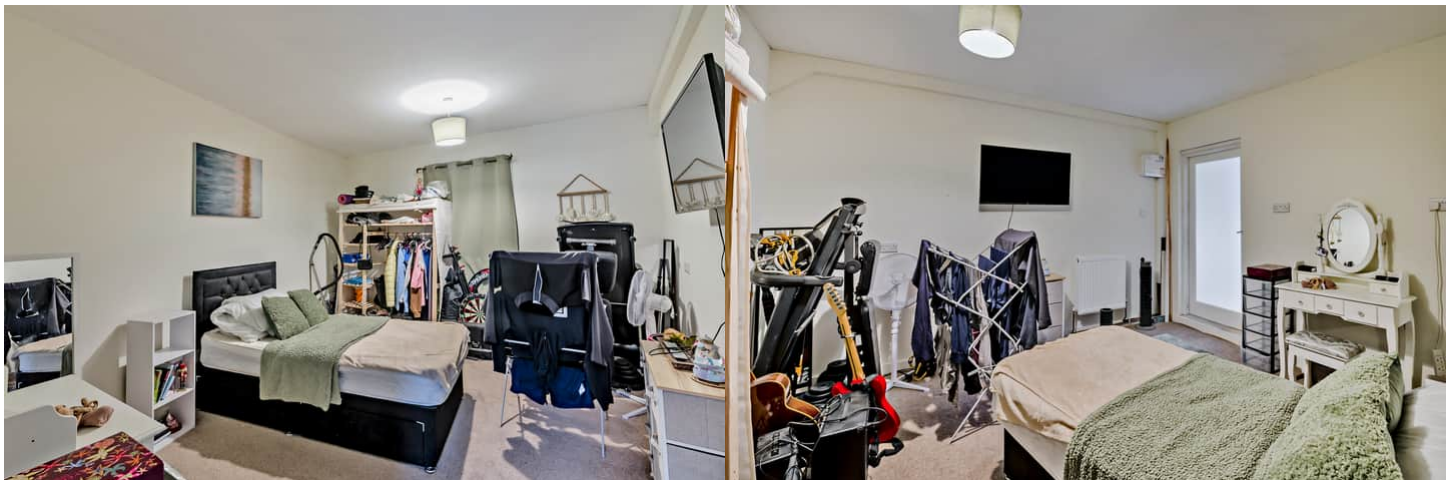
This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

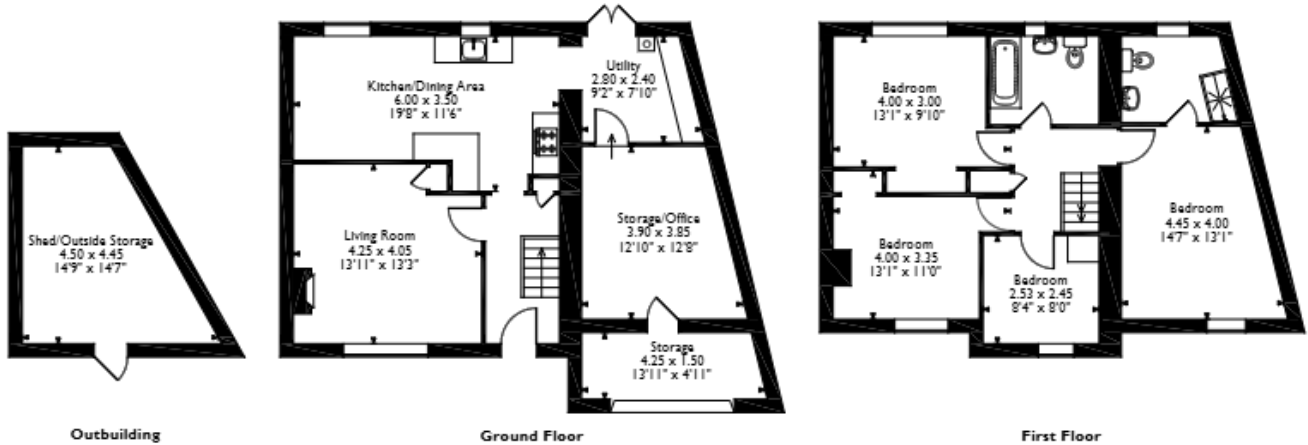
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/dining area with attached utility room, office space, and plenty of storage. Upstairs, you'll find four good sized bedrooms, with the master bedroom benefitting from a private en-suite, in addition to a family bathroom. The exterior boasts a separate outbuilding for additional storage, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular city of York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from York Train Station (2.6 miles), a variety of local bus routes, and quick access to the A19, and A64.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Barfield Road, York
 Approximate Gross Internal Area
 Main House = 133 Sq M/1431 Sq Ft
 Outbuilding = 14 Sq M/151 Sq Ft
 Total = 147 Sq M/1582 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	36	72
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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