



8, Farro Drive, York, YO30 6QR

Guide price £285,000



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 **PRIME**
RESIDENTIAL



8 Farro Drive

Simply stunning 2-Bed, 2-bath end-terraced home with recently upgraded kitchen and primary ensuite, beautiful high end finishes, a generous garden and 2 private parking spaces.

One of the best of its kind, this 2 bed, 2 bath modern home has been comprehensively upgraded throughout and is ideally located close to the amenities in Rawcliffe and Clifton Moor and with York City centre a short drive away.

Accommodation comprises:-

Entrance hall, WC, storage cupboard, sitting room, dining kitchen, primary bedroom with ensuite bathroom, bedroom 2 with en suite shower room

2 private parking spaces and generous low maintenance garden to rear

DESCRIPTION

This beautifully presented 2-bedroom, 2-bathroom end-terraced home offers a perfect blend of style, comfort, and practicality in the highly convenient area of Rawcliffe, close to Clifton Moor and just a short drive to York city centre.

The property has been meticulously upgraded throughout, offering a contemporary living environment with high-quality fixtures and finishes. The home features a new Symphony dining kitchen, with integrated appliances including a dishwasher, a new quality bathroom suite, and new Symphony wardrobes in the primary bedroom, all complemented by elegant plantation shutters that add a touch of sophistication.

The accommodation is spacious at almost 750 square feet, larger than many 2 bedroom homes. Beautifully presented and immaculate throughout, the property features well proportioned living spaces and two generous double bedrooms each with an ensuite.

The well-appointed kitchen sits at the rear of the property and offers plenty of space to dine, it flows seamlessly into a generous private rear garden, ideal for entertaining, relaxing, or family life. Additionally, the property benefits from two private parking spaces, a rare advantage in this area.

Rawcliffe is particularly appealing to families and professionals, the area benefits from convenient local amenities including shops, schools, and leisure facilities, while nearby Clifton Moor provides a wider range of supermarkets, retail outlets and restaurants. Commuters are well served by excellent road connections via the A19 and A1237 ring road, and the nearby park-and-ride service provides easy access into York's historic city centre.

Combining quiet residential streets, excellent outdoor spaces and easy access to the amenities and attractions of York, Rawcliffe remains a highly desirable location for those seeking a well-connected yet relaxed place to live.

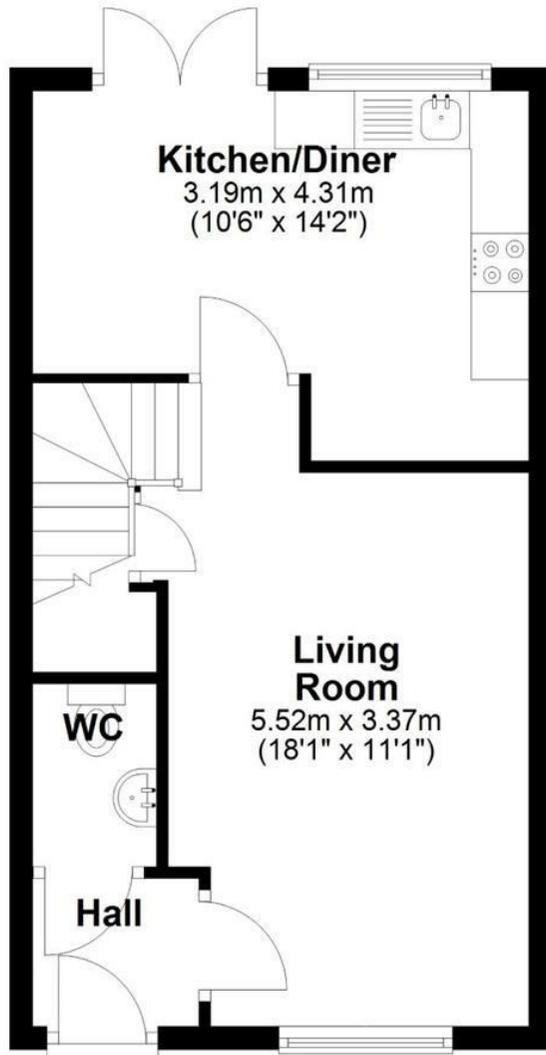
- **Meticulously upgraded 2 bedroom home approaching 750 square feet**
- **New Symphony dining kitchen with dishwasher**
- **Generous sitting room and large understairs cupboard**
- **Primary bedroom with new Symphony fitted wardrobes and new en suite bathroom**
- **2nd double bedroom also with en suite**
- **Immaculately presented with stylish plantation shutters**
- **Sizeable private rear garden**
- **2 parking spaces**
- **Excellent energy efficiency with EPC B rating and Council Tax band B**
- **Easy access to amenities at Clifton Moor and close to excellent transport links/York city centre**

Freehold



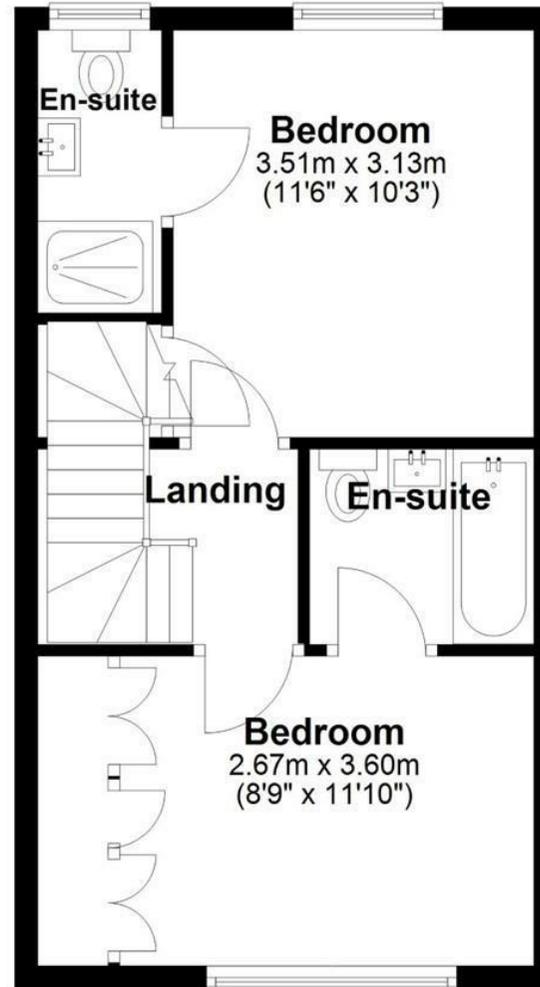
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 69.4 sq. metres (747.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(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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