



3 Barney Lane Flaxton  
York, YO60 7RS  
**£200,000**



AN OPPORTUNITY TO PURCHASE THIS 2 BEDROOM END TOWN HOUSE WITH DRIVEWAY AND GARDENS TO FRONT AND REAR SET IN THIS CHARMING COMMUTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. The property which provides spacious living accommodation with great potential for extensions does require internal refurbishment but benefits from oil fired central heating and double glazing and comprises entrance hall, lounge, dining kitchen, conservatory, landing, 2 double bedrooms and bathroom/w.c. Additional fully boarded attic with window. Realistically priced.

### Hallway

Entrance door, window to front, stairs to first floor. Doors to

### Lounge

15' x 11'8" (4.57m x 3.56m)  
Window to front, natural brick fireplace.

### Kitchen/Diner

18' x 7'75" (5.49m x 2.13m)  
Window to rear, understair storage cupboard, range of fitted base units. Door to

### Conservatory

16'10" x 8'8" (5.13m x 2.64m)  
French doors to rear garden

### Bedroom 1

14'7" x 9' (4.45m x 2.74m)  
Window to front

### Bedroom 2

13'7" x 9'3" (4.14m x 2.82m)  
Window to rear

### House Bathroom

10'5" x 8'7" (3.18m x 2.62m)  
Large bathroom with panelled bath, walk in shower, wash hand basin and w.c., window to rear.

### Loft space

16'7" x 12' (5.05m x 3.66m)  
Accessed via a retractable ladder from the

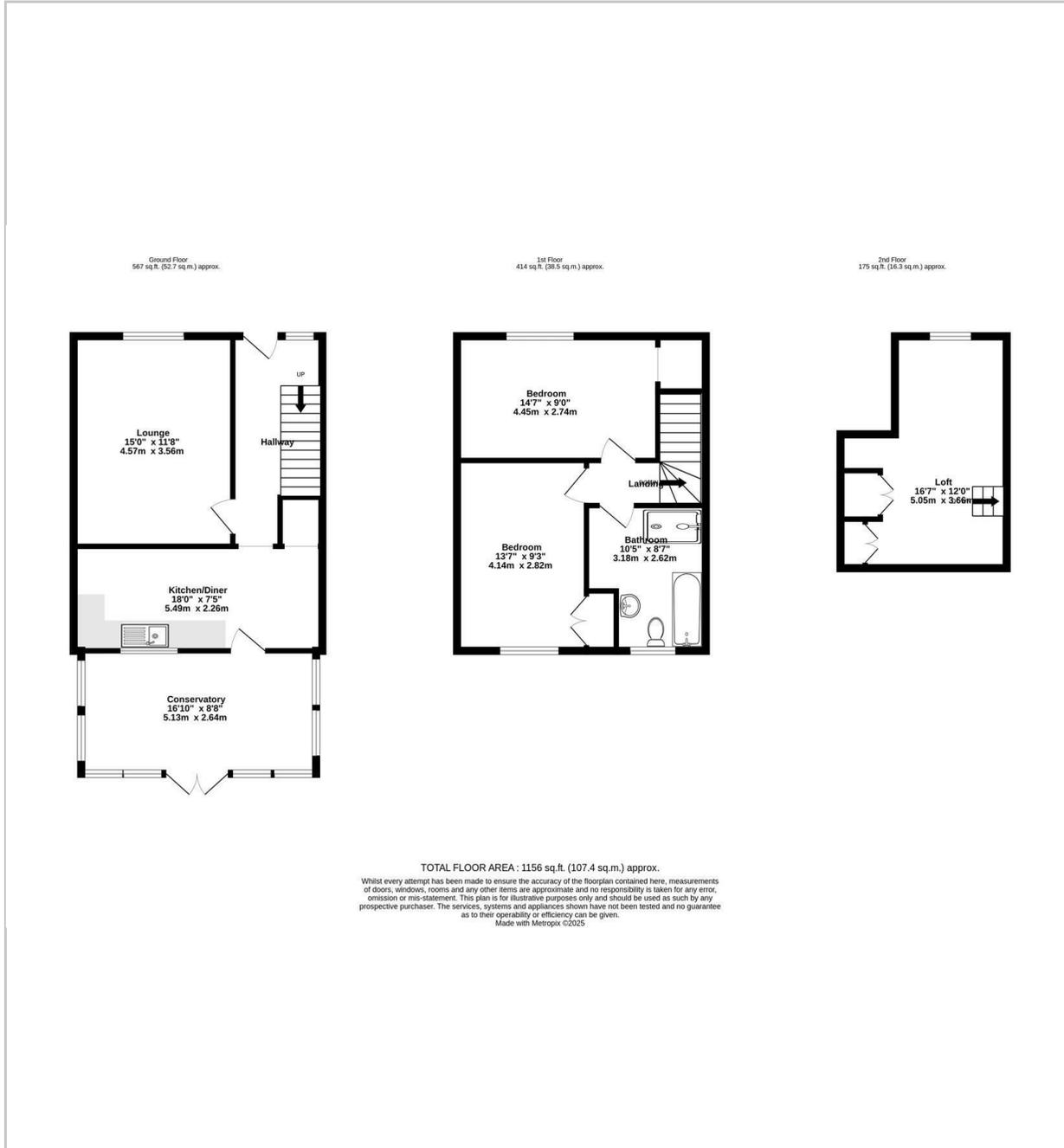




landing this fully boarded space has a window to front and could be used as occasional hobby room/office.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	61
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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