



3 Barney Lane Flaxton

York, YO60 7RS

£200,000

2 1 1 E

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 7'7" (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



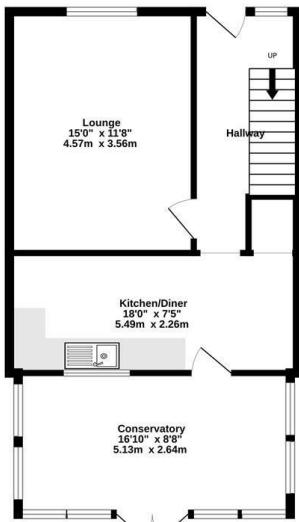


landing this fully boarded space has a window to front and could be used as occasional hobby room/office.

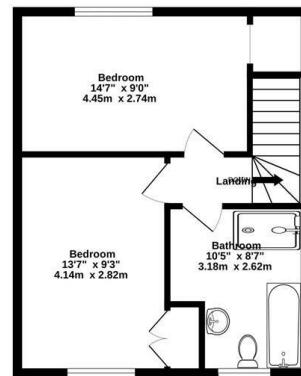


FLOOR PLAN

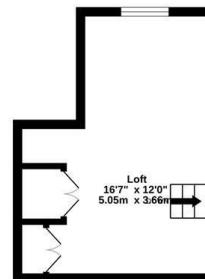
Ground Floor
567 sq.ft. (52.7 sq.m.) approx.



1st Floor
414 sq.ft. (38.5 sq.m.) approx.

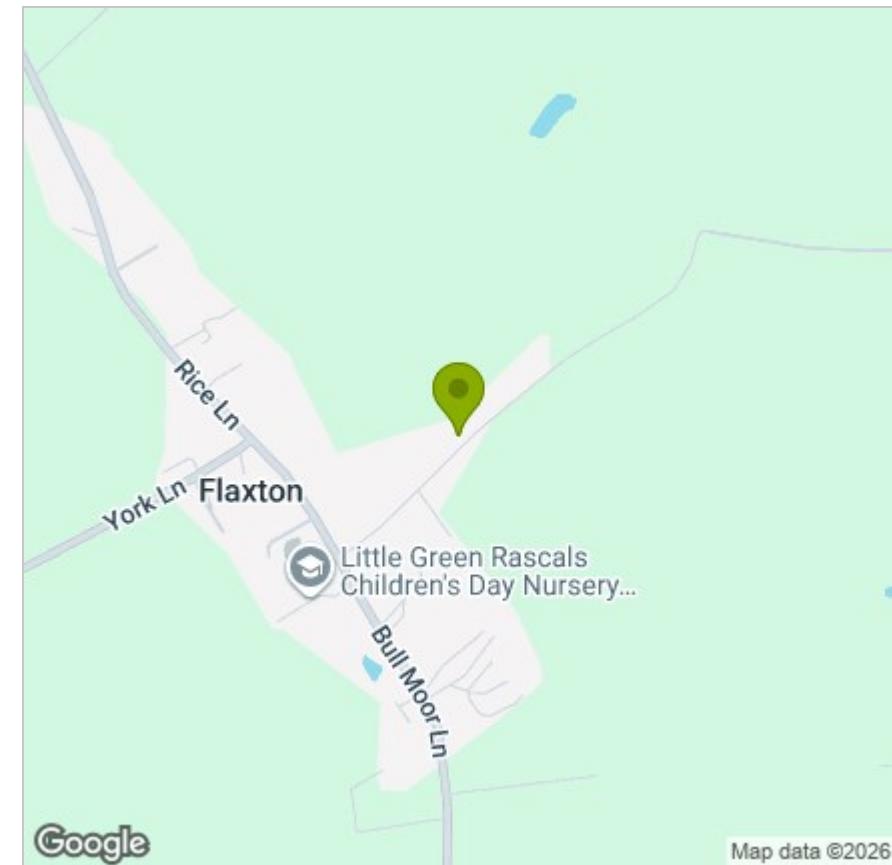


2nd Floor
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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 or efficiency can be given.
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LOCATION



Google

Map data ©2026

EPC

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

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