



| 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>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



Bradshaws, York,  
, YO60 7JU  
£1,100

Bradshaws is a single storey, fully refurbished, two bedroom barn conversion tucked away down a private driveway with open countryside views. Finished to a high specification throughout, this impressive home has been carefully designed by its owners and offers air source heating pump with underfloor heating, solar panels, vaulted ceilings, fitted wardrobes/storage, newly fitted bathrooms and kitchen, utility room, parking and scope for electric car charging point.

In brief the the property offers: open plan kitchen/living/dining area with log burner and doors onto garden. There is a utility room, bedroom with en-suite, house bathroom and second bedroom.

Available to move into early December, this property is ideal for couples/single occupier. Long term let preferred.

- Additional notes:
- Wi-Fi included within rent
  - Strictly no smoking
  - Pet by permission

EPC Rating TBC





KITCHEN/DINING/LIVING AREA

UTILTIY AREA

BEDROOM ONE

EN-SUITE

BEDROOM TWO

HOUSE BATHROOM

