



5 Farfield,
York, North Yorkshire YO26 6BH

Guide Price £259,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market a fabulous two bedroom semi-detached dormer bungalow, situated in a cul-de-sac just to the west of York off Boroughbridge Road, offering the best in city suburb living well situated with easy access to the outer ring road and into the York City Centre. Also, close at hand, are local shops, popular schools, including the catchment of Manor C of E and the Acomb shopping centre. This property has been updated by the current owner, creating a bright and spacious family home, which will appeal to a multitude of buyers including young professional couples, families and those looking to retire. The accommodation briefly comprises; Entrance hall, down stairs cloakroom and bathroom, spacious living room with French doors opening into the south facing garden. Also to the ground floor we find a superb contemporary fitted kitchen with integral appliances. The stairwell leads to a first floor landing where we find two double bedrooms. Outside to the front is a driveway providing ample off street parking, leading to a car port. To the rear the house enjoys enclosed gardens with a paved patio, perfect for outside entertaining. In summary, this superb property, provides an exceptional opportunity to secure a home in a very popular location. An early internal viewing is a must!

Farfield is situated within the popular Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Upvc door to front aspect and radiator*. Staircase to first floor accommodation. Doors leading to the ground floor rooms.

Living Room

18' 11" x 10' 2" (5.76m x 3.10m)

Double glazed bay windows to front aspect, feature stone fire place with electric fire*, tv point*, double glazed windows and French doors to rear aspect and radiator*.

Kitchen/Diner

11' 2" x 10' 0" (3.40m x 3.05m)

Superb modern fitted kitchen with an attractive range of base and wall mounted units with matching preparation surfaces over, drainer sink with mixer taps, integral appliances include a electric cooker*, 4 x gas hob*, extractor fan* over, dishwasher* and plumbing for a washing machine*, double glazed windows to rear aspect, down lighting, under stairs cupboard and radiator*.

Bathroom

White suite comprising panelled bath with shower over*, wash hand basin, double glazed window to front aspect and radiator*.

Cloakroom

Double glazed window to side aspect and low level wc.

First Floor Landing

Doors leading to...

Bedroom 1

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to rear aspect, eave storage and radiator*.

Bedroom 2

11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to rear aspect, built in cupboard, eave storage and radiator*.

Outside

To the front of the property is a lawned garden and a driveway, providing ample off street parking, leading to the car port and gate into the rear garden. To the rear is a south facing garden, with fenced and hedge boundaries, a lawned, shrub borders and a paved patio area, perfect for outside entertaining.

Agents Note

Epc rating D, Council tax band C.







Energy performance certificate (EPC)

5, Farfield
YORK
YO26 6BH

Energy rating

D

Valid until: **29 October 2029**

Certificate number: **8693-4184-4329-0327-6013**

Property type

Semi-detached bungalow

Total floor area

63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

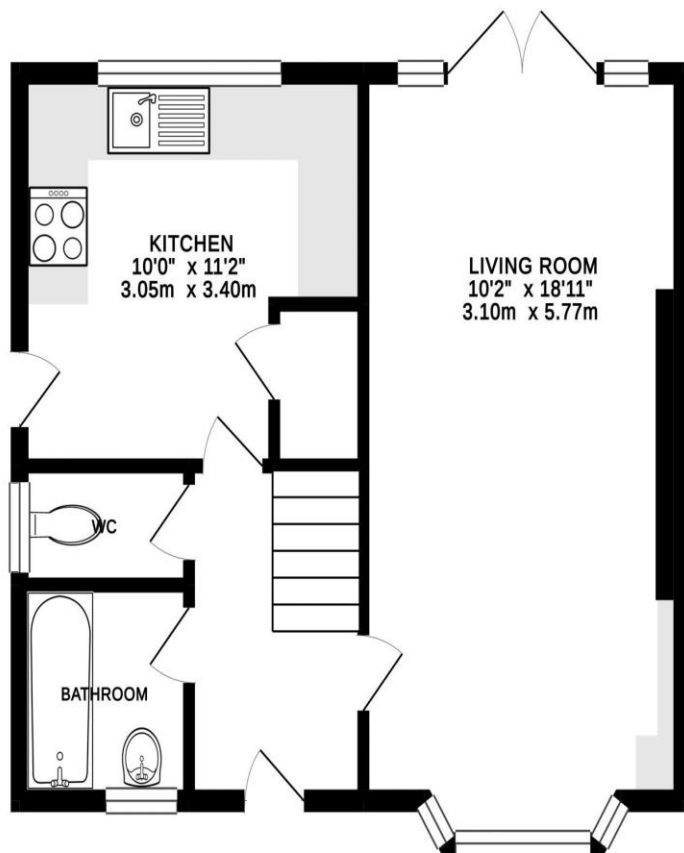
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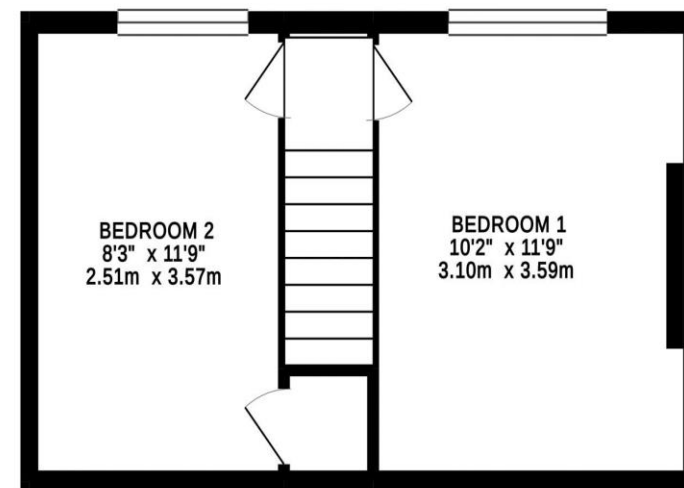
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**GROUND FLOOR 424 sq. ft.
(39.4 sq. m.)**



**1ST FLOOR 264 sq. ft.
(24.5 sq. m.)**



TOTAL FLOOR AREA : 688 sq. ft. (63.9 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 illustrative 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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