

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

39 Moor Lane

York, YO24 2QX

Guide Price £850,000

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EXCEPTIONAL DETACHED HOME - An exquisite four bedroom detached property on a large, secluded plot is offered to the market. Originally built in 1969 and now extended and modernised to create a spacious and contemporary living accommodation with Italian parquet flooring and expansive glass sliding doors, connecting the interior with the surrounding gardens. The outside itself is equally attractive, approximately 1/2 an acre plot to explore and benefit from - A kitchen garden, mature fruit trees and double garage are nestled alongside a well-kept and generous lawned area.

Located on Moor Lane, within York's ring road and benefiting from impressive nearby schools and easy access in and out of the city.

From the sizeable and welcoming entrance hall, you enter a large, open-plan living kitchen with full width glazing overlooking the lawn, a dining space and utility/breakfast room. A grand, separate lounge with dual aspect and feature log burner is accessed via sliding doors and therefore perfect for closing off for evening relaxation.

The superb master bedroom is located at the far end of the house, with walk-through dressing room, tiled three-piece ensuite shower room and south facing views. There are three further double bedrooms, a four-piece bathroom, separate WC/cloaks and fitted storage.

This aesthetically pleasing and thoughtfully designed layout combines practicality with contemporary living. In addition, there is ample off-street parking which leads into the detached double garage, solar panels and the potential for electric car charging.
An accompanied viewing is strongly recommended, please contact Churchills Estate Agents today!

Entrance Hallway
Composite entrance door with opaque windows, two radiators, power points, large storage cupboard. Italian parquet flooring.

Lounge
21'1 x 13'3 (6.43m x 4.04m)
uPVC double glazed window to front, large sliding glazed doors onto patio, feature log burner with entertainment surround, radiators, TV point, power points. Italian parquet flooring.

Living/Dining Kitchen
27'6 x 19'2 (8.38m x 5.84m)
Kitchen/dining area comprising modern shaker style with freestanding island, fitted units with Quartz work tops, stainless steel sink with mixer tap, gas hob, NEFF appliances including double oven, fridge freezer and dishwasher, power points, roof lantern, pantry cupboard. Porcelain tiled flooring. Living Area comprising large sliding doors onto decking area, radiator, Tv point, power points.





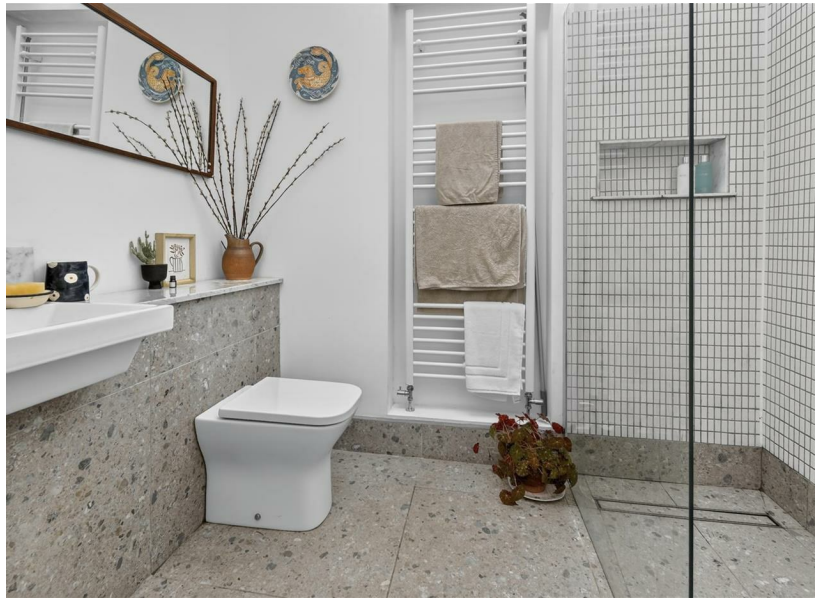














Utility Room
8'0 x 7'6 (2.44m x 2.29m)
Fitted units with granite work tops, stainless steel sink with mixer tap, fitted washing machine and drinks cooler, radiator, power points. Porcelain tiled flooring.

WC/Cloaks
Opaque window to side, wash hand basin, low level WC, storage cupboards. Italian parquet flooring.

Master Bedroom
20'9 x 11'6 (6.32m x 3.51m)
Glazed sliding doors overlooking the garden and onto the decking, roof lantern, walk-through wardrobe area, two radiators, power points. Italian parquet flooring.

En-Suite
Vaulted ceiling with veulx, walk-in shower cubicle, wash hand basin, low level WC, towel rail/radiator, extractor fan. Terrazzo style tiles.

Bedroom 2
12'1 x 9'8 (3.68m x 2.95m)
uPVC double glazed window to side, fitted wardrobes, radiator, power points. Italian parquet flooring.

Bedroom 3
15'11 x 8'2 (4.85m x 2.49m)
uPVC double glazed windows to front and side, fitted wardrobes, radiator, power points. Italian parquet flooring.

Bedroom 4/Study
24'0 x 8'6 (7.32m x 2.59m)
Glazed sliding doors overlooking the garden and onto the decking, roof lantern two radiators, power points. Italian parquet flooring.

Bathroom
10'2 x 8'2 (3.10m x 2.49m)
Opaque window to side, walk-in shower cubicle, fitted bath with central taps, wash hand basin, low level WC, column radiator, extractor fan. Terrazzo style tiles with underfloor heating.

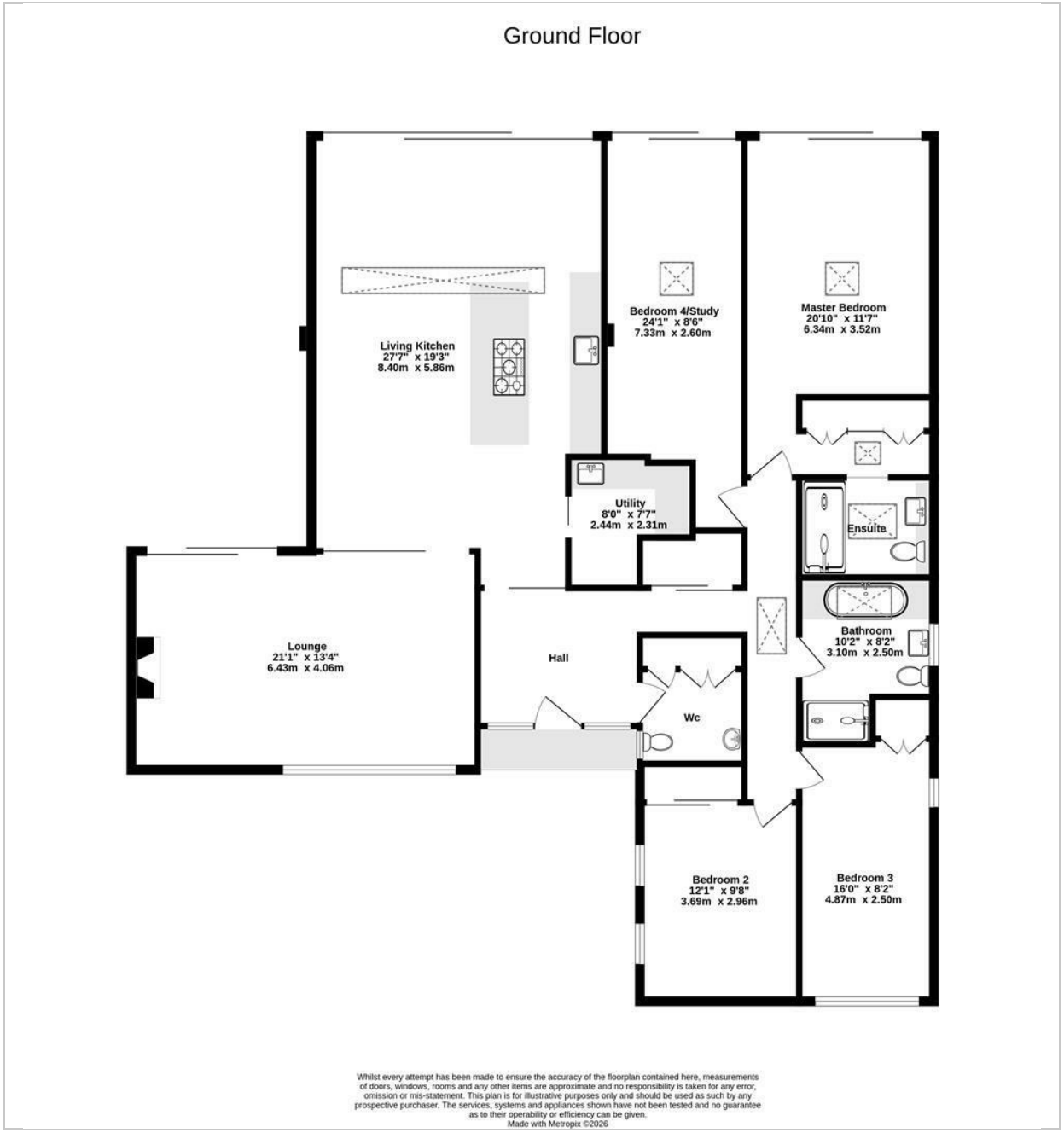
Outside
Front driveway providing ample off street parking. Landscaped garden with large lawned area, mature trees and borders, separate vegetable garden, small fruit orchard with greenhouse, storage shed, outside tap and power, hedge and fence boundary.

Double Garage
Large door, power and lighting.

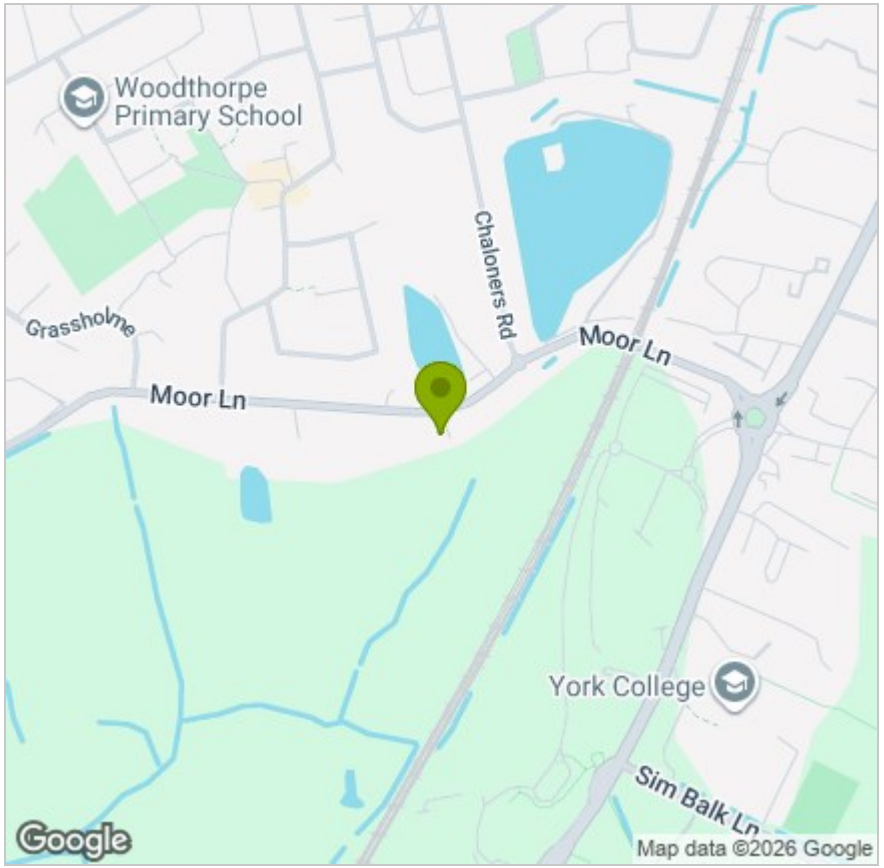
Note:
The rear garden is south facing and benefits from fitted solar panels. Further information can be provided.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

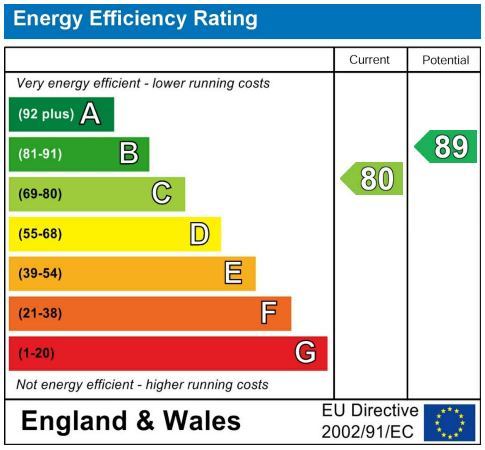
FLOOR PLAN



LOCATION



EPC



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