



74 Moor Lane  
York, YO24 2QY  
Guide Price £525,000

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**STUNNING DETACHED GEORGIAN FARMHOUSE** NESTLED IN ENCLOSED GARDENS WITHIN THIS SOUGHT AFTER LOCATION. We as Agents are delighted to offer to the market what is in our opinion one of the finest examples of this style of property. Situated on the ever popular Moor Lane being close to plenty of local amenities as well as easy access to the bypass. This spacious family home is beautifully presented and has been upgraded to a high standard by the current owners and is offered in "walk in" condition with the benefit of double glazed windows and gas central heating WITH NEW BOILER FITTED IN 2018. It briefly comprises original door to entrance vestibule, entrance hall, 22' 08 open plan kitchen/dining room with imitation log burner and full range of modern fitted units and integral appliances, pantry, utility room with integral washing machine and tumble dryer, ground floor WC, living room with log burner, first floor landing, four good size bedrooms as well as a family bathroom with 3 piece suite and walk in shower cubicle. Externally the property has the added benefit of a large detached double mezzanine garage with fully boarded loft space above, ideal for use as an office or playroom, well established gardens surround the property with mature hedge boundary. An early viewing is highly recommended to fully appreciate all this stunning family home has to offer.

**Entrance Vestibule**

Dado rail. Glass panelled door to;

**Entrance Hall**

Doors leading to;

**Living Room**

11' 10" x 15' 10" (3.35m 3.05m x 4.57m 3.05m)  
 Wooden framed bay window to side and further wooden framed sash window to front, feature log burner, two double panelled radiators, TV point, power points.

**Open Plan Kitchen/Dining Room**

22' 8" x 15' 3 (6.71m 2.44m x 4.57m 0.91m)  
 Fantastic family kitchen comprising fitted wall and base units with integrated appliances, imitation log burner, double panelled radiator, door to pantry, power points, spotlights. Solid wood flooring.





### Utility Room

Integrated washing machine and tumble dryer, sink and drainer.

### Downstairs WC

Low level WC, wash hand basin, wall mounted boiler.

### First Floor Landing

Doors leading to;

### Bedroom 1

11' 10" x 12' (3.35m x 3.66m)  
uPVC double glazed window to front, double panelled radiator, walk-in wardrobe, power points. Carpet.

### Bedroom 2

9' x 10' (2.74m x 3.05m)  
uPVC double glazed window to side, double panelled radiator, power points. Carpet.

### Bedroom 3

12' x 11' 10" (3.66m x 3.35m x 3.05m)  
uPVC double glazed window to front, double panelled radiator, power points. Carpet.

### Bedroom 4

8' 11" x 10' 1" (2.44m x 3.35m x 3.05m x 0.30m )  
uPVC double glazed window to side, double panelled radiator, power points. Carpet.

### Bathroom

Four piece suite comprising panelled bath, separate walk-in shower cubicle, low level WC, wash hand basin, uPVC double glazed window to side. Laminate flooring.

### Outside

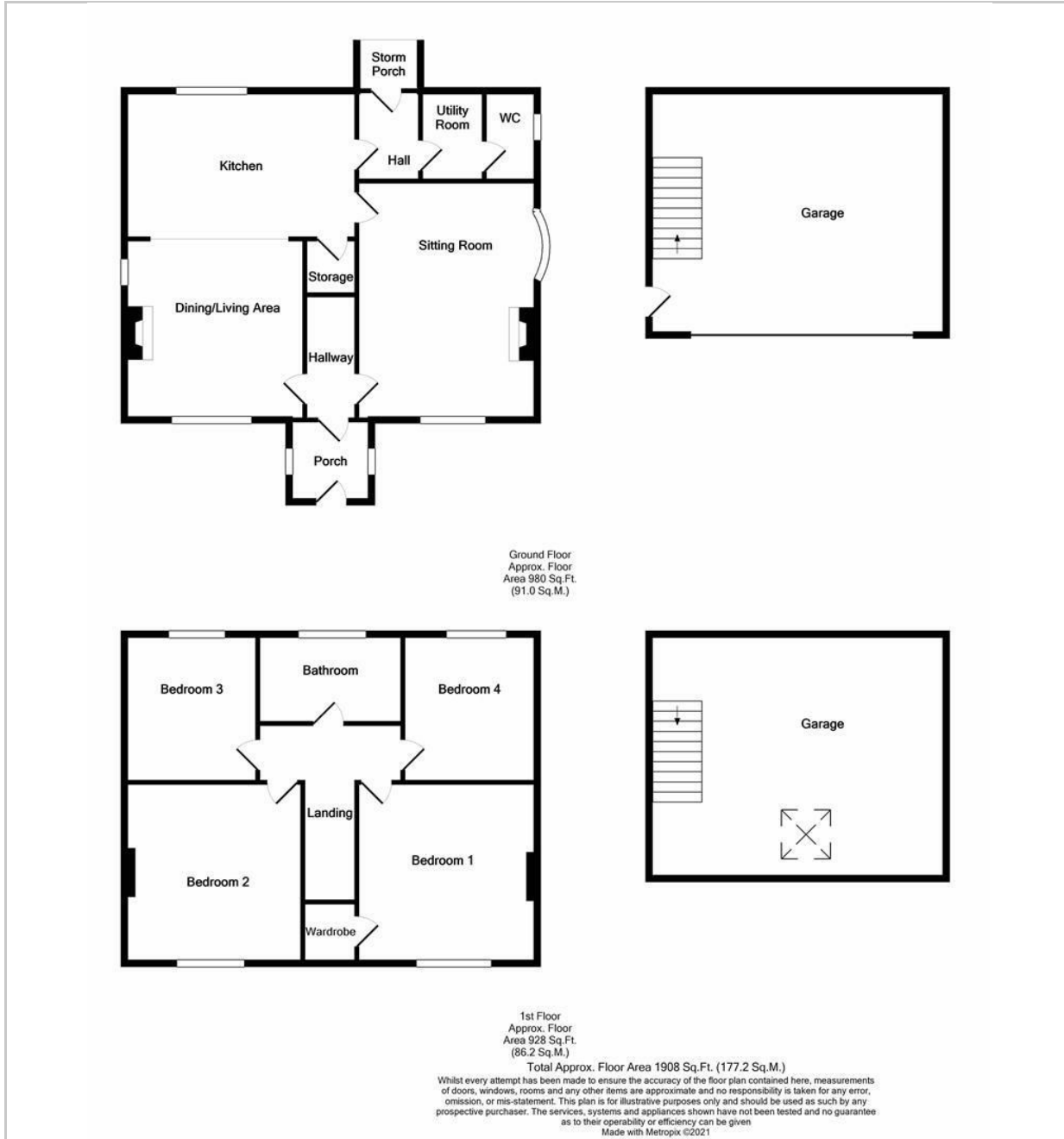
To the outside are well established gardens which surround the property with mature hedge boundary.

### Garage

Double garage with mezzanine and office above, power and light.



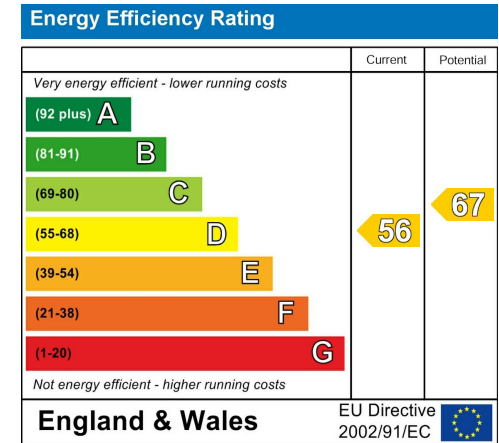
# FLOOR PLAN



# LOCATION



## EPC



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