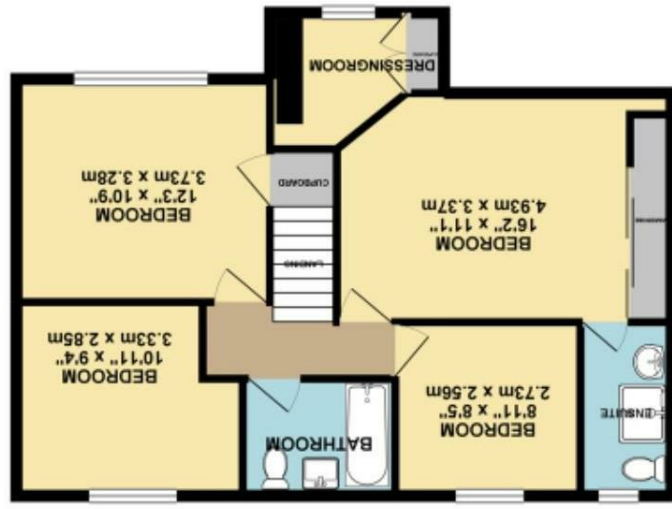


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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



TOTAL FLOOR AREA: 1420.75 sq. ft. (131.99 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the footprint created here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.
 Made with HANOVER 00027



194 Moor Lane, York
 £525,000



Ashtons



Description

Located to the South/West of York, is this spacious four bedroom detached home in the most sought after location. The property is situated close to Tadcaster Road giving easy access to York City Centre and the A64. The property has been a much loved family home, and offers the potential for a buyer to put their own stamp on it.

The internal accommodation comprises an entrance hall, dining room and a living room featuring a bay window allowing light to flood through with patio doors leading to the rear conservatory. The fitted kitchen boasts an array of wall and base units, integrated appliances complemented by stylish worktops. To finish the ground floor accommodation is a utility room and WC. To the first floor are four well proportioned bedrooms, with the master bedrooms boasting an en suite shower room. There is a family bathroom, with a three piece suite.

Externally, is a beautiful rear garden with mature borders, lawn and a patio area. To the side of the property is an enclosed courtyard and a detached garage. To the front of the property is ample driveway parking.

In summary, a wonderful family home sure to appeal to range of discerning purchasers.