



THE BATH HOUSE MOREBY HALL

YORK, YO19 6FR

£375,000
LEASEHOLD

*** READY TO MOVE IN TO, BEAT THE STAMP DUTY RISE *** *** INCENTIVES AVAILABLE *** Are you looking for a charming two bedroom, character property? The Bath House could be perfect for you... Situated just six miles from York City Centre, whilst still enjoying a semi-rural location, this home has a tonne to offer!

MONROE

SELLERS OF THE FINEST HOMES

THE BATH HOUSE MOREBY HALL

- First time buyers currently don't pay Stamp Duty on the first £425,000 – but this will drop to £300,000
- Home buyers will face an extra £2,500 in Stamp Duty on homes over £250,000
- Ready for immediate occupation
- Ideally located just 6 miles from York city centre
- 2 Reception rooms
- 2 Bedrooms
- 1 Bathroom and an additional free-standing tub to the primary
- Designated off-street parking for two vehicles
- Bespoke kitchens with integrated appliances
- EPC C



Monroe proudly presents Moreby Hall, a striking collection of contemporary and sophisticated homes with private off-street parking, nestled among mature, impeccably manicured grounds. There are 9 properties, each exuding its unique charm.

A stunning, two bedroom Maisonette house, which boasts character features, combined with high-specification features ; The Bath House has been converted with every attention to detail and an exceptionally high specification which is all included in the purchase price and ready for immediate occupation. This mews style cottage is arranged over two floors, accessed from the central courtyard and has been refurbished to an exceptional level. The beautifully restored, original leaded windows in diamond and herringbone formation are a particular feature.

This home is comprised of a spacious living room, an impressive kitchen-diner with ample storage and quality appliances, a shower room, and two bedrooms. The primary offers a free-standing oval Burlington tub within the bedroom, giving you luxury from the comfort of your own home!

The Parquet style Herringbone flooring to the kitchen, contemporary tiling to bathroom and en suite and carpet throughout, lighting, Silestone worktops to the kitchen, and underfloor heating through the ground floor are all fitted as standard. The property is serviced

with an individual Air Source Heat Pump and has dedicated parking bays for two vehicles.

This exciting new development is located a stone's throw from York City Centre, offering a rare amenity rich, semi-rural location. To arrange your viewing of this new home and avoid disappointment, please call Monroe!

Environs

Moreby Hall is a private estate located between the villages of Escrick, Stillingfleet, and Naburn, with easy access to the A64 and York via the River Ouse. The property boasts 300 meters of riverside frontage.

The property is located approximately 3 miles south of York and has easy access to the A64 dual carriageway, which connects directly to the A1(M) and the national motorway network. The surrounding commercial centre of North West and East Yorkshire are easily accessible, as is Leeds/Bradford Airport. In addition, there is quick access to the East Coast mainline from York city centre, making London Kings Cross less than 2 hours away.

Directions.

From York city centre, head south on the A19. Just before you reach the A64 bypass, turn right onto the road signposted to Naburn and Naburn Marina. After

you leave the village of Naburn, you will see the entrance gates to Moreby Hall on the right-hand side of the road.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas with an air-source heatpump.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 1006.00 sq ft

Tenure – Leasehold



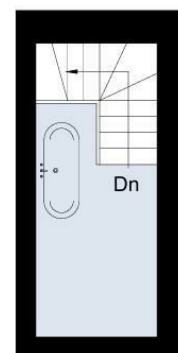
Approximate Area = 93.5 sq m / 1006 sq ft
 For identification only. Not to scale.
 © Fourwalls



Ground Floor



First Floor



Second Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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