



THE BAKE HOUSE MOREBY HALL

YORK, YO19 6HN

£695,000
LEASEHOLD

*** SOLD OFF-MARKET - ENQUIRE FOR WIDER AVAILABILITY *** 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 BAKE 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 Receptions rooms
- 2 Bedrooms
- Character features
- Designated off-street parking for two vehicles
- Bespoke kitchens with integrated appliances
- EPC

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*** SOLD OFF-MARKET - PLEASE ENQUIRE FOR WIDER AVAILABILITY ***

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 Bake 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 superb home 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 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.

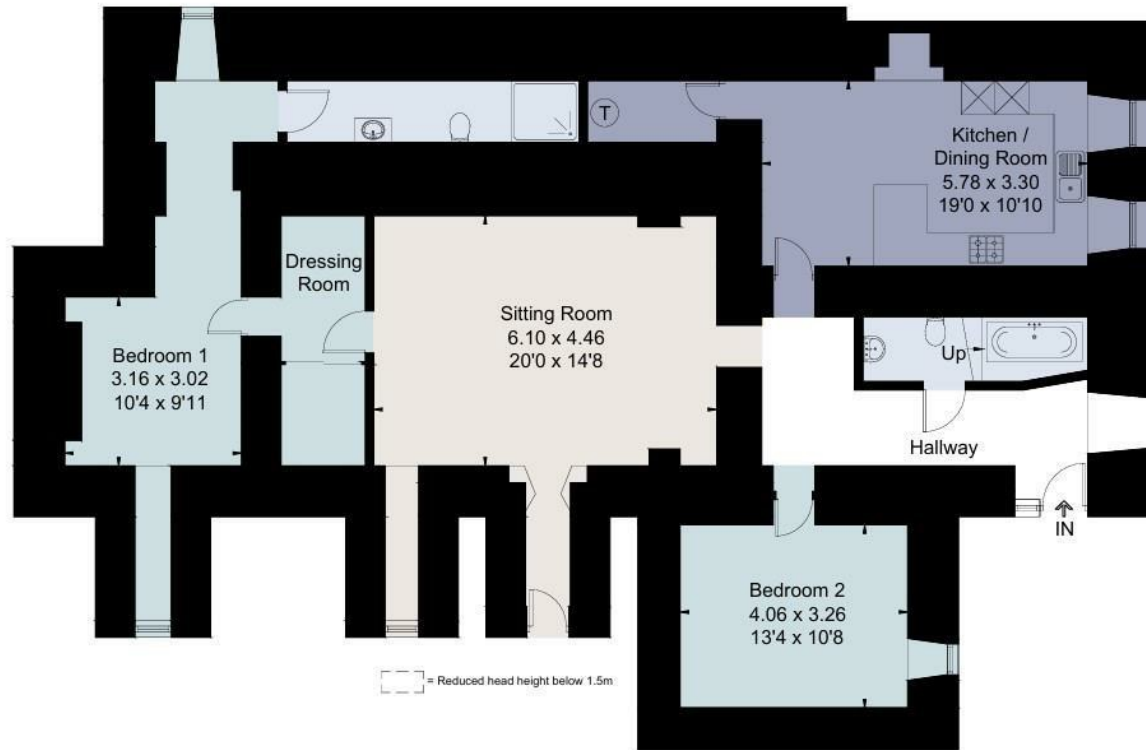
VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

THE BAKE HOUSE MOREBY HALL



Approximate Area = 143.4 sq m / 1543 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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