



, Moor Monkton, York, YO26 8JJ

- A deceptively spacious and versatile family home
- Beautiful extensive rear garden and paddock
- Council tax band E
- Good sized living room with an attractive multi-fuel burning stove at its centre
- Three double bedrooms and house bathroom

Offers Over £600,000



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DESCRIPTION

Wayside is an extremely versatile three bedroom detached bungalow, located just off the A59. The enclosed rear garden, is a gorgeous area that will surely appeal to the majority of young families. The location is perfect for anyone that is looking for quick access to all the main road networks, as the A64 and A1M are only a short drive away.

Before entering the property you find yourself in the grand entrance which is walled and has gated access also benefitting from beautifully kept lawned gardens and high conifer boundaries with a gravelled driveway providing parking for multiple vehicles.

On entering this well laid out and adaptable three bedroom bungalow it benefits from a spacious hallway, three double bedrooms and a beautifully appointed lounge with double aspect windows which has one window to the front and one to the side allowing for ample natural light making this a light and spacious room. The multi fuel burning stove features as a focal point to the room for cosy evenings in the winter months. There are double doors within the room leading into a dining space which can easily be opened up or closed to entertain friends and family.

The solid oak kitchen which is well equipped with a mix of wall and base units and has space for fridge freezer, washing machine and dishwasher. The room also benefits from sliding doors leading to the beautifully appointed rear garden and paddock.

The three bedrooms are all well sized with two of the bedrooms benefitting from built in wardrobes. The house bathroom features panel bath with electric shower over, low level w/c and wash hand basin. There are two windows in the bathroom creating ample natural light.

The extensive rear garden including paddock has multiple fruit trees. The garden benefits from a summer house which is currently used by the sellers as a multi purpose room and features TV and bar.





Wayside, Moor Monkton, York, YO26



Approximate Area = 1207 sq ft / 112.1 sq m

Garage = 252 sq ft / 23.4 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1167853

Viewings

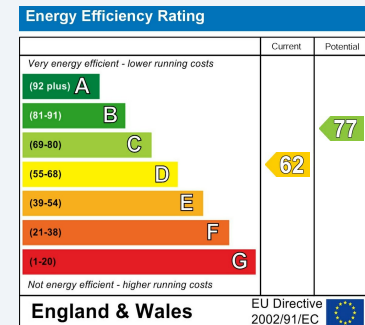
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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