



Moor Monkton, YO26 8JJ

- A deceptively spacious and versatile family home
- Beautiful extensive rear garden and paddock
- EPC rating - D / Council tax band - E

£625,000

- Good sized living room with an attractive multi-fuel burning stove at its centre
- Three double bedrooms and house bathroom

Council Tax: E



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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 graveled 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 and is sure to be enjoyed by families and those with green fingers all year round. Whilst on a major road a viewing is a MUST to appreciate this beautiful garden. The garden benefits from a summer house which is currently used by the sellers as a multi purpose room and features TV and bar. As seen from the pictures this garden is the perfect place to host family or friend gatherings and enjoy summer nights as the current vendors have.





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



GROUND FLOOR
APPROX FLOOR
AREA 112.1 SQ M
(1207 SQ FT)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

