



Roecliffe £2,500 Per Month

Morton House has been skillfully upgraded and improved overtime to now offer a stunning four bedroom detached home with over 2,100 sq ft of living space within this ever so popular village of Roecliffe which boasts a highly regarded primary school, The Crown Inn pub, and easy access to the A1(M) or Boroughbridge for nearby amenities.

Accommodation

The ground floor accommodation is accessed via an entrance porch which in turn leads into the large sitting room with feature fireplace and multi fuel stove.

Branching off the sitting room is the generous dining room with oak flooring and a feature gas log burner. From the dining room there is the main hall with staircase leading off and a useful under stairs storage cupboards.



Towards the rear of the property and entered from the main hall is the modern yet characterful kitchen/breakfast room which features a range cooker, Belfast sink, dishwasher, a stylish island breakfast bar, and space for a freestanding fridge. From the kitchen is the separate utility room with tall freezer, washing machine and a downstairs cloakroom/wc.

At the end of the property is a family room/snug with Velux roof light and bi-fold doors onto the brick paved area and gardens beyond.

Completing the downstairs and leading from both the sitting room and kitchen/breakfast room via french doors is the extensive, south-west facing garden room which provides further flexible living space with views out toward the landscaped gardens.

On the first floor, there are four well-proportioned double bedrooms, the principal of which is located to the rear of the property and benefits from an en-suite shower room. Adjacent is bedroom four, which has ample space for a freestanding wardrobe.

Bedrooms two and three are positioned to the front of the property and both feature a range of fitted wardrobes and storage units.

Lastly, there is a large modern house bathroom with a wash hand basin within a vanity surround, low flush wc, clawfoot bath and an enclosed shower with both full height tiled splash backs and sliding glass screen.

To The Outside

Outside, the property features large landscaped front and rear gardens which are predominantly laid to lawn and benefit from mature herbaceous borders.

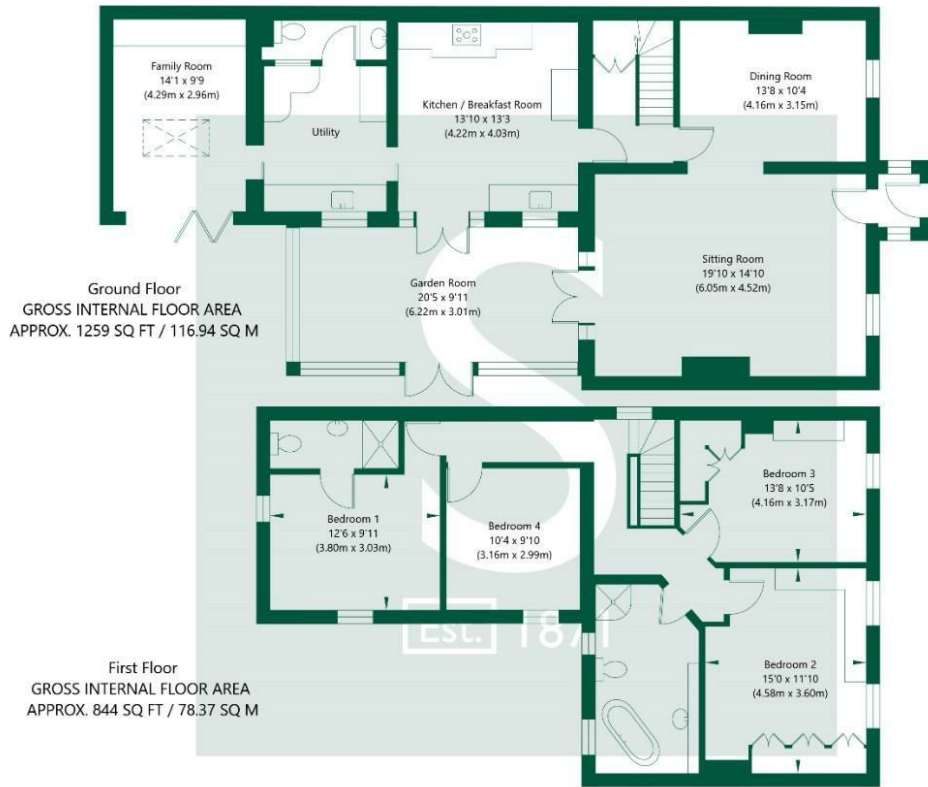


In addition, the property benefits from an electric gate which then leads down a shared access tarmac drive to an extensive brick paved area with space for multiple vehicles. Included will be both the summer house/home office and greenhouse/garden shed which are both connected to electricity.

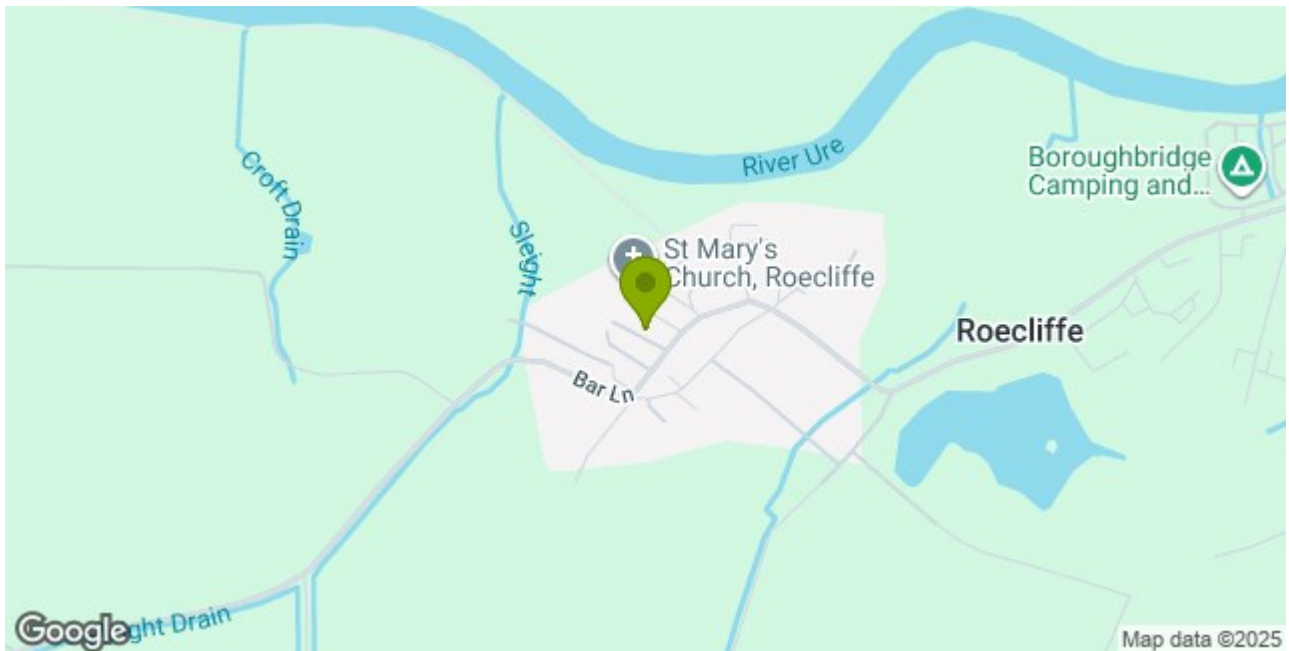
Energy Efficiency

The property's current energy rating is C (69).

Bar Lane, Roeccliffe , York, YO51 9LY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2103 SQ FT / 195.31 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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