



Moatfield, York YO10 3PT

welcome to
Moatfield, York

A fantastic three bedroom semi-detached property, located in the sought after location of Osbaldwick, with generous proportions throughout.



Entrance Hall

Door to front access into hallway with laminate flooring, understairs cupboard, an understairs cloakroom with shelving and radiator.

Lounge

17' 5" into bay x 12' 7" into recess (5.31m into bay x 3.84m into recess)

Bay-fronted lounge, open-plan into dining room with carpet, coving, fireplace, radiator and TV point.

Dining Room/ Office

9' 9" x 8' 8" (2.97m x 2.64m)

Open-plan layout continues through to dining room, currently used as an office/study with carpet, coving and radiator.

Dining Kitchen

16' 1" max x 11' 1" max (4.90m max x 3.38m max)

A dining kitchen with lino flooring, spotlights, space for dining table and door onto rear garden, fitted kitchen comprises wall/base units, work surfaces, sink, electric oven/gas hob, cooker-hood, plumbing for dishwasher, space for fridge/freezer and radiator.

Utility Room/ Cloakroom

7' 7" x 4' 8" (2.31m x 1.42m)

Utility room/W.C. with wall units, work surfaces, plumbing for washing machine, Worcester combi boiler, radiator, W.C. and wash hand basin.

Landing

Stairs to first floor landing with loft access.

Bedroom One

14' 1" into bay x 9' 8" to front of wardrobe (4.29m into bay x 2.95m to front of wardrobe)

Double bedroom to front with bay-window, carpet, fitted wardrobes and radiator.

Bedroom Two

12' 9" x 11' 8" (3.89m x 3.56m)

Double bedroom to rear with carpet, fitted wardrobes and radiator.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

Single bedroom to front with carpet and radiator.

Bathroom

Tiled house bathroom with shower over bath, spotlights, towel radiator, wash hand basin and extractor fan.

W.C.

Separate W.C.

Exterior

Driveway and easy-maintainable garden to the front of the property. To the side and rear is a well-established, wrap-around garden with lawn, raised patio and fruit trees.

Storage Room/ Garage

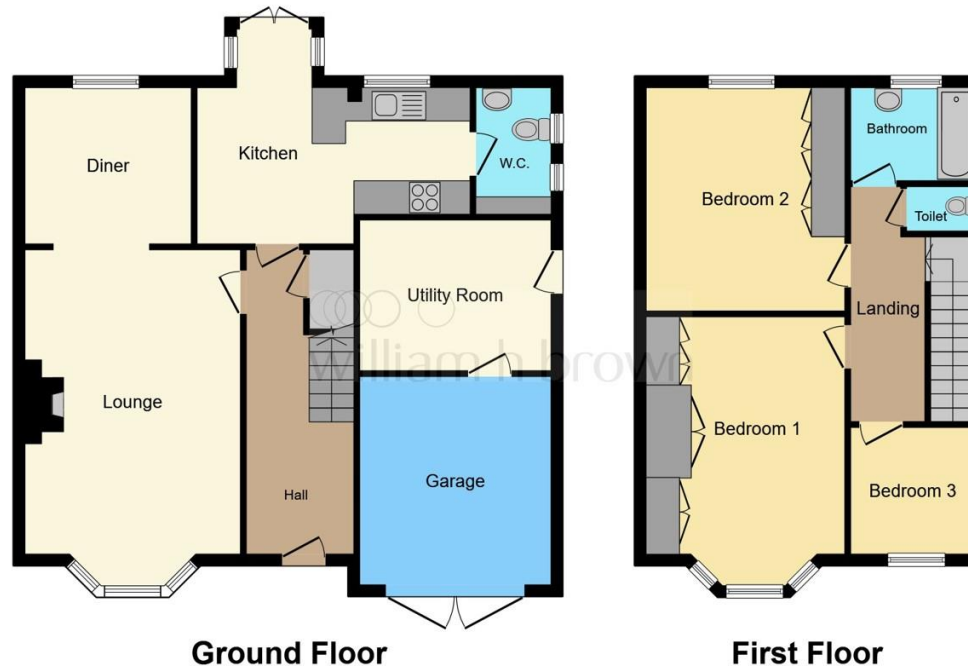
11' 7" x 7' 6" (3.53m x 2.29m)

Separate storage room with double doors to front.

Outbuilding/ Work Room

11' 7" x 9' (3.53m x 2.74m)

Outbuilding with power, light, hot and cold plumbing and a tap.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Moatfield, York

- A SPACIOUS THREE BEDROOM HOME
- GARAGE AND UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION
- A SUBSTANTIAL CORNER PLOT WITHIN A QUIET CUL-DE-SAC
- SUPERB REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108757 - 0006

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