



17 Moorcroft Road,  
York, North Yorkshire YO24 2RG

Guide Price £439,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fabulous and unique, link-detached family home, set in a quiet corner on Moorcroft Road, with wonderful landscaped gardens, situated in the highly sought after location of Woodthorpe. The current owner has updated and extended this lovely property, creating a superb versatile home. The layout currently has a mixture of well-proportioned rooms and private spaces, which makes this ideal for a variety of buyers, including professional couples, families and those looking to retire. Also with the perfect opportunity of accommodating a family member in the side extension. The accommodation briefly comprises; Entrance porch, leading into the dining room, right in the heart of the house, then further onwards to the left into the living room, with a wall mounted gas fire, perfect for relaxing on cosy evenings. We also find a cottage style fitted kitchen, with ample space for a table and chairs. Leading from inner hallway, doors leads us into, two down stairs bedrooms, one currently used as a study, the other as a hobby room, then further into the side extension, with a spacious extra sitting room and stairs leading to the first floor. A down stairs shower room and garage, perfect as a workshop or for a car/cycle enthusiast, completes the ground floor. From the sitting room, the stairs lead to a spacious bedroom with its own en-suite. A further stair case leads from the inner hall, up onto the principal bedroom with built in wardrobes and a contemporary bathroom. Outside to the front is a sweeping driveway, providing ample off street parking, leading to the garage. Externally to the rear of the property, where we find generous landscaped gardens, which have been meticulously maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining. To further compliment this stunning garden we find a summer house and a greenhouse. Please do arrange to view this excellent property as soon as possible, not to miss out! An early internal inspection is highly recommended to fully appreciate this excellent home!

**Moorcroft Road, forms part of Woodthorpe, which is a popular development approximately 2 miles south of York City Centre. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Porch

Entrance porch with composite front door. Doors leading to...

### Kitchen/Breakfast Room

12' 8" x 8' 1" (3.86m x 2.46m)

Cottage style kitchen, with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer tap, integral appliances include a NEFF electric cooker\* and grill\*, 4 x gas hobs\*, extractor hood\*, space for a dishwasher\*, fridge/freezer\*, and space for a table and chairs. Double glazed windows to front aspect and radiator\*.

### Dining Room

14' 1" x 11' 11" (4.29m x 3.63m)

Double glazed windows to front aspect and radiator\*. Doors leading to...

### Living Room

14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed windows to front aspect, feature wall mounted gas fire\* ceiling coving, tv point\* and radiator\*.



### Inner Hallway

Stairs to the first floor landing. Doors leading to

### Bedroom 3

12' 2" x 10' 5" (3.71m x 3.17m)

Currently used as a hobby room. Double glazed windows to rear aspect and radiator\*.

### Bedroom 4

10' 5" x 8' 0" (3.17m x 2.44m)

Currently used as a study. Double glazed windows to rear aspect and radiator\*.

### Shower Room

5' 2" x 4' 9" (1.57m x 1.45m)

Downstairs suite in white comprising; Shower cubical with electric shower\*, wash hand basin, with mixer taps and low level wc.

### Sitting Room

13' 6" x 12' 0" (4.11m x 3.65m)

Double glazed windows to rear aspect and radiator\*. Open stairs leading to the first floor.



### Bedroom 2

16' 1" x 12' 0" (4.90m x 3.65m)

Velux windows to front and rear aspects, eve storage and radiator\*. Door leading to...

### En-suite

9' 2" x 7' 0" (2.79m x 2.13m)

Suite in white comprising; Shower cubical with electric shower\*, wash hand basin, low level wc, velux window to rear aspect and radiator\*.

### First Floor Landing

Airing cupboard. Doors leading to...

### Bedroom 1

12' 10" x 10' 9" (3.91m x 3.27m)

Double glazed windows to front aspects, built in wardrobes with sliding doors and radiator\*.

### En-suite

16' 0" x 6' 3" (4.87m x 1.90m)

Fabulous suite in white comprising; Bath with mixer taps and shower head attachment, shower cubical with mains shower\*, wash hand basin set in vanity unit with mixer taps, low level wc, double glazed window to side aspect, velux to rear aspect, eves storage and heated rail\*.



## Garage

28' 3" x 8' 10" (8.60m x 2.69m)

Garage with power and lighting. Up and over rolling door and plumbing for a washing machine. Barn door leading to the garden.

## Outside

To the front of the property there is a driveway providing ample off street parking. To the side is access to the rear of the house. To the rear of the property, we find generous landscaped garden, which has been meticulously maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining. To further compliment this stunning garden we find a summer house and a greenhouse.

## Agents Note

EPC Rating TBA. Council tax band D.

Broadband supplier: Utility Warehouse.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.





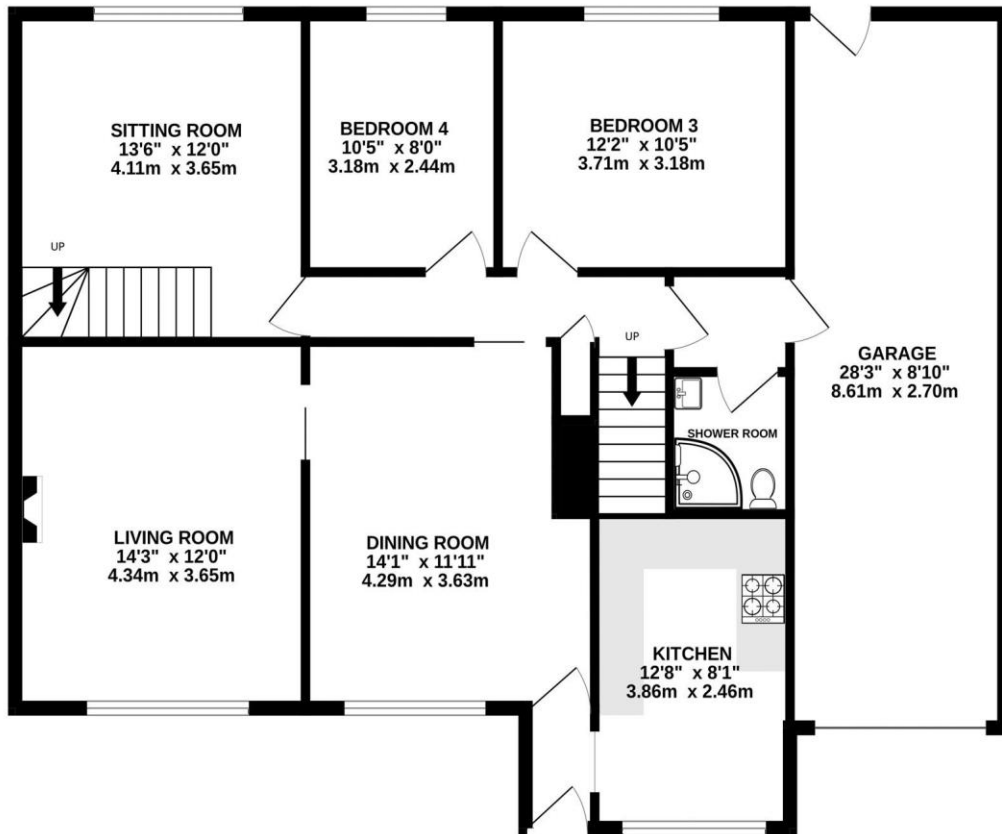
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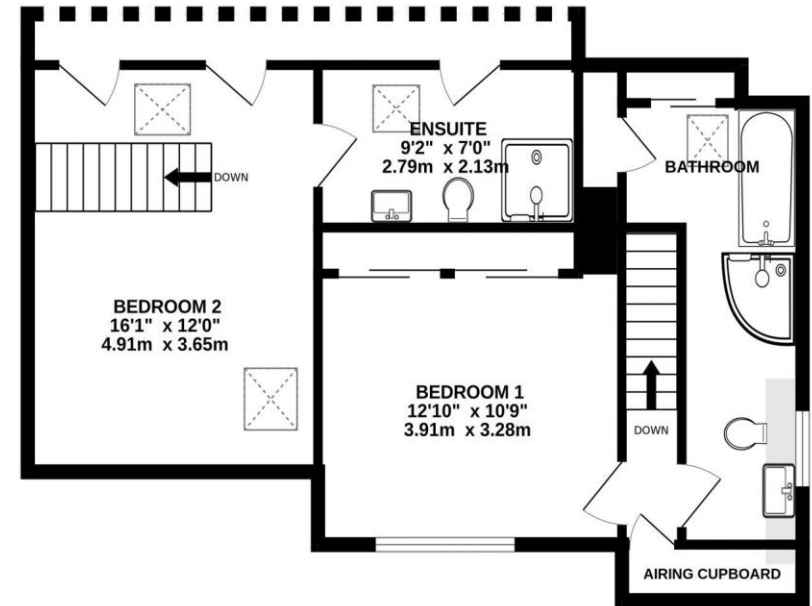
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**GROUND FLOOR**  
612 sq.ft. (56.9 sq.m.) approx.



**1ST FLOOR**  
470 sq.ft. (43.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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