



Moorlyn, Stockton Lane, York, YO32 9UD

- No Onward Chain • 2.86 acres • Detached bungalow • Living room with potential to install a log burner • Kitchen with an L shaped worktop and various appliances • Utility room & garden room • Double bedroom. Partially converted loft that could be altered to create a second bedroom • Family bathroom • Garage, drive & lawned gardens • EPC = F

Guide Price £450,000

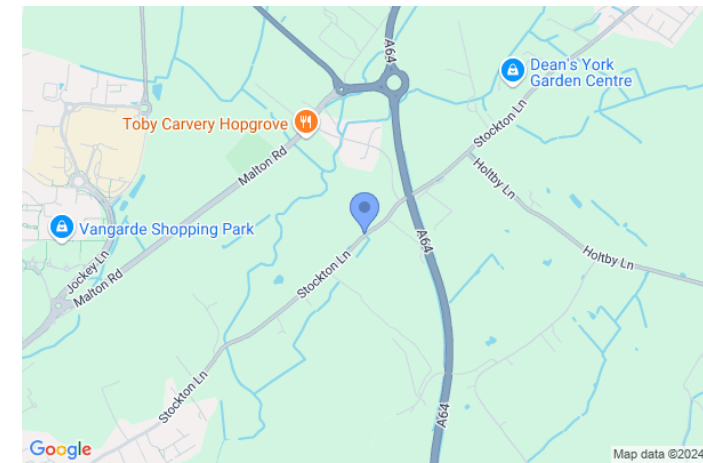
If you are looking for a property that is close to York, need quick access to the main road networks and like the idea of owning land, then look no further as this lovely property provides just that and so much more. Moorlyn provides someone with a fantastic opportunity to modernise, extend or even potentially build their forever family home in one of York's most desirable locations. There are 2.86 acres of land, so if you like the idea of having livestock or just want outside space then this will surely appeal. The property is offered to the market with No Onward Chain, so an early viewing is highly advised to avoid missing out.

On entering you find yourself in a hallway which is perfect for the storage of coats and shoes. There are two doors off, one opens into the living room the other to the family bathroom which comprises of a bath with shower over, low level w/c and a hand basin. The living room is a nice size and has an electric fire at its centre with a tiled hearth and timber mantle over. There is an open flu so a log burner could potentially be installed. A large window at the front of the room allows natural light to enter and provides views over the front garden.

Moving through into the kitchen you will find an L shaped worktop that incorporates a stainless steel sink with drainer and a four ring electric hob. There are various storage units and a fridge/freezer. A separate utility room has been fitted with a worktop, storage units and houses the boiler. The loft which can be accessed from the kitchen has been partially converted but has the potential to be used as a second bedroom, if so desired. A garden room at the rear provides the perfect place to sit and enjoy the sun in the summer months.

The bedroom is located to the front of the property which is a good sized double.

Externally there is a detached garage to the side and a gravelled drive. The front and rear gardens are laid to lawn with a variety of mature shrubs and trees. The 2.86 acres extends beyond the garden and benefits from an access as shown on the main image. The property has bottled gas central heating and a septic tank. There is a pile of miscellaneous asbestos containing products to the rear of the garage that will be the responsibility of the purchaser to remove. The boundaries on both sides belong to the property. There is a wayleave agreement with Northern Power grid for a pylon which pays £60pa. Repair work has been carried out to the brick work at the front of the property which was caused by shrinkage.





A FANTASTIC OPPORTUNITY TO PURCHASE A BUNGALOW WITH A GARAGE AND 2.86 ACRES



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services Mains water & electric. Septic tank & LPG central heating.



Address: Moorlyn, Stockton Lane, York, YO32 9UD
Reference: 2095



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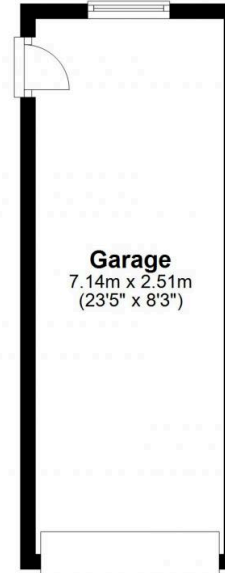
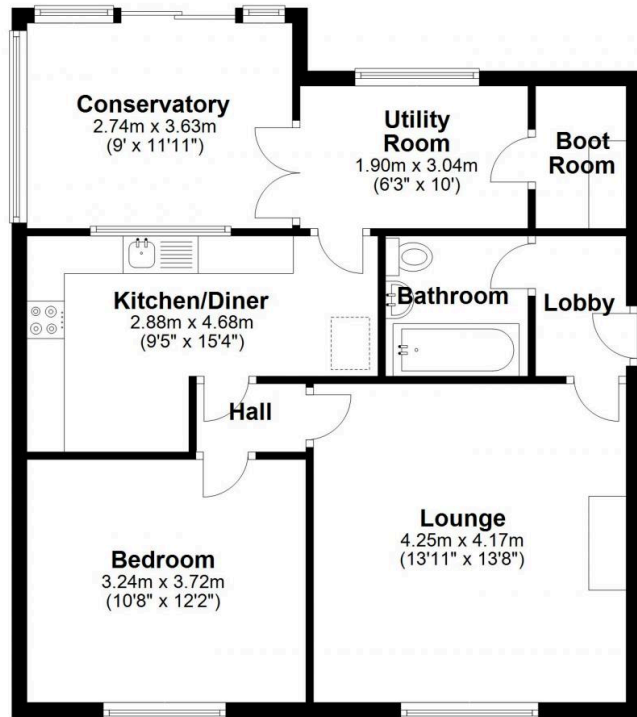


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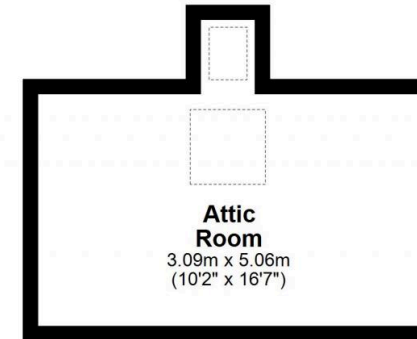
Ground Floor

Approx. 86.8 sq. metres (934.8 sq. feet)



First Floor

Approx. 16.3 sq. metres (175.9 sq. feet)



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

Disclaimer

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