

An aerial photograph of a three-story red brick house with a brown tiled roof and a chimney. The house has several white-framed windows. To the left, a white car and a grey car are parked in a driveway. In the foreground, there are green trees and a brick wall. To the right, a gravel driveway leads to a green gate. In the background, there is a green field, a pond, and a line of trees under a blue sky.

RM
English

95 Moor Lane, York, YO24 2QX

• No Onward Chain • Beautifully presented & recently modernised detached family home • Located in one of York's most desirable residential areas • Open plan kitchen/dining/living room • Separate living room/snug/office • Utility room with adjacent w.c • Five bedrooms (4 doubles) & two bathrooms with the top floor used as a master suite compromising bedroom, dressing room and bathroom • South facing rear garden with open views • Double garage and ample off street parking • EPC = D

Guide Price £779,950

Nestled on the sought-after Moor Lane, this charming home offers a rare blend of character, space and versatility. Originally built on the site of the first house in the area, it once owned all the farmland in the surrounding area and now presents an exceptional opportunity for modern family living in an envious location of the City of York, less than 2 miles from the city centre and close to local amenities.

As you enter the property you are greeted by a welcoming entrance hall with stairs to the first floor to your left and a flexible office/snug featuring a working open fireplace and built-in shelving to your right.

The stunning open plan kitchen/dining/living area follows and is the heart of the home. A thoughtfully designed kitchen features a central island with practical shelving below and a generous U-shaped worktop offering extensive storage above and below as well as integrated appliances including a microwave and dishwasher and a sink with drainer. There is ample space provided for an American-style fridge freezer and a range cooker with a 5-ring gas hob, ideal for keen home chefs.

Adjoining the kitchen, a spacious dining area opens via bi-fold doors onto the garden, creating a seamless flow for indoor/outdoor entertaining. There's plenty of room for a large dining table and chairs, perfect for family meals or hosting guests.

The living space is warm and welcoming and is centred around a stylish multi fuel stove for cosy evenings in.

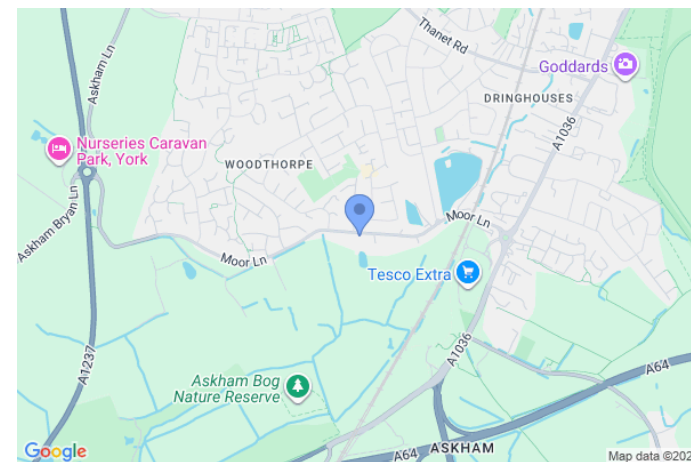
Additional ground floor highlights include a downstairs WC with toilet, basin and chrome heated towel rail and a practical utility room with side access, stainless steel sink, U-shaped worktop, cupboards, an additional coat cupboard and space for a washer and dryer.

Upstairs, the main family bathroom includes a bath, separate shower, basin with storage below and WC. The spacious master bedroom boasts a walk-in wardrobe, fully functional open fireplace and tremendous open views.

Two additional bedrooms, one with built-in wardrobes and a usable period fireplace, can be found on the first floor.

The second floor offers a further two bedrooms alongside a second bathroom comprising a shower, WC, basin and chrome heated towel rail – ensuring convenience for a growing household. The top floor can also be used a master suite, with one bedroom being used as a separate dressing room, to accompany the larger double bedroom and shower room.

The exterior of the property is just as impressive, featuring a beautifully maintained south-facing garden that enjoys open views, ideal for relaxing or entertaining. The outside entertainment area with overhead canopy provides the





STUNNING 5 BEDROOM DETACHED HOUSE WITH SOUTH FACING GARDEN & OPEN VIEWS TO REAR



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services

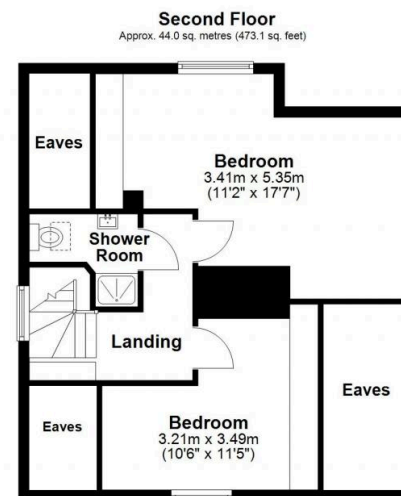
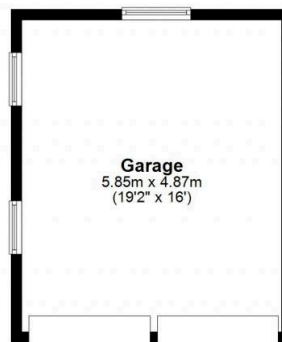
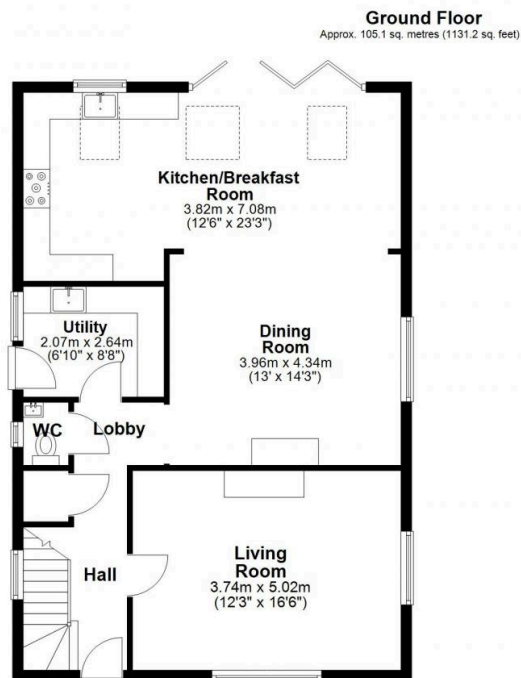


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 204.1 sq. metres (2197.0 sq. feet)

The total Sqft shown can include Garages & Outbuildings.
Plan produced using PlanItUp

95 Moor Lane

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