

YOZ4 ZQX Woodthorpe, York Moor Lane

Freehold Council Tax Band - E

- An Individual Detached Family House
- 5 Bedrooms
- 2 Reception Rooms
- Large Open Plan Living Kitchen
- Utility & Cloakroom
- Ample Parking & garage
- South Facing Gardens With Open

Aspect

• EbC - D

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information is of particulars in good working order, or that the property is in good services, appliances, equipment or facting in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or of them are of the any services, equipment or facting in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or of the areas, and any point which are on precises. Purchasers must statist themsets they are in good working order, or that the property is in good working are as a guide only and are not precise. Purchasers must statist themsets by inspection or by otherwise regarding the property or factor as a guide only and are not precise. Purchasers must statist, themsets they are in good working or distances the endion of the correctness of part or the areas any automation of the terreturation or precise. Furchasers must statist, there are a statist, they are in good working or the staticulars. No person in the employment of Anal any areas any automatic and we are or give any representation or the areas and as the property or the terreturation or the areas any areas and areas any automatic terms and areas any automatic as a staticulars the areas and areas and areas any areas and any areas and any areas and areas any areas and areas and areas any areas any areas and areas are areas areas areas areas and areas any areas are areas and areas any areas and areas areas any areas and areas areas areas areas areas are areas are areas are the areas areas areas areas areas areas areas a

2.0m x 3.7m T6'5" x 12'2" LOUNGE

19'10" × 13'2" 19'10" × 13'2"

> GROUND FLOOR 786 sq.ft. (73.0 sq.m.) approx.





8.5 × 12.5

8-10" × 8.6"

157 ELOOR 572 sq.ft. (53.1 sq.m.) approx.

BEDBOOW 3.5m × 3.4m

A32 sq.ft. (40.2 sq.m.) approx. 2ND FLOOR

901) .fl.ps 0671 : A39A 90019

m7.4 x m5.2

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Moor Lane, Woodthorpe, York, YO24 2QX

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£850,000



An individual detached family house situated in this unique location, handy for a range of amenities, yet with the benefit of views across open fields to the rear.

The property itself has been the subject of an extensive scheme of restoration, extension and refurbishment by the present owners to create and elegant, versatile and spacious family home.

The ground floor is centred around the main open plan living, dining, kitchen with wood burning stove, bi fold doors to the rear and a partially vaulted ceiling. There is also a separate sitting room, cloakroom and utility room on the ground floor with five bedrooms and 2 bathrooms on the upper floors.

Externally, there is parking for several vehicles as well as a workshop garage and mature southerly facing gardens.

Open fields to the rear are a rarity this close to the city centre and adds a degree of privacy to this unique family home.

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