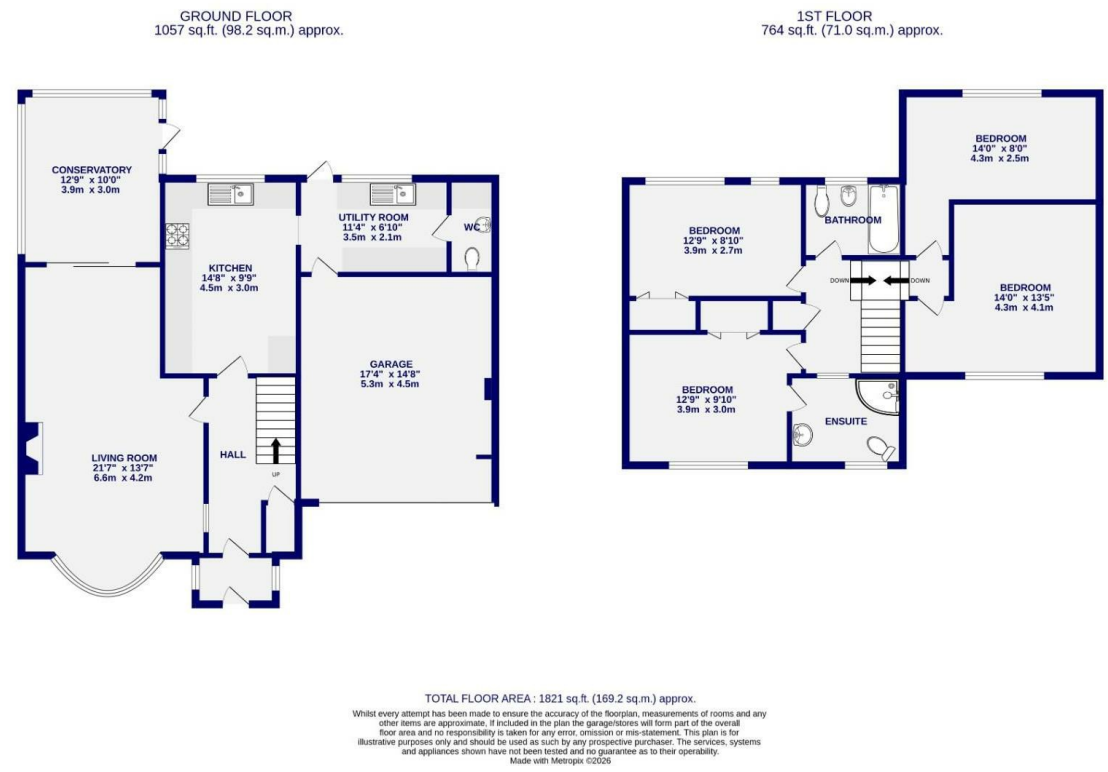


Moor Lane
Woodthorpe, York
YO24 2QA

Freehold
Council Tax Band - E

- Immaculate Detached Family Home
- Four Substantial Bedrooms
- Enviable Position With Open Views Spacious
- Lounge And Dining Room And Excellent Family Space
- Conservatory With Garden Access
- Fitted Breakfast Kitchen
- Generous Utility & Downstairs WC
- Principal Bedroom With En-Suite
- Large Private Gardens, Ample Parking And Integral Garage
- EPC 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. We have not tested any services, appliances, equipment or facilities and nothing 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 otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Moor Lane
Woodthorpe, York
YO24 2QA

Offers Over £575,000

4 2

Located to the south-west of York, this substantial four-bedroom detached home occupies an enviable position with open views to the front, generous gardens, excellent parking and an integral garage. Offering spacious and versatile living throughout, this is a fantastic opportunity for a family looking for a well-proportioned home in a popular and convenient location, with easy access to York's outer ring road and surrounding areas.

A welcoming entrance porch leads into a bright and spacious hallway, providing access to the principal rooms. The impressive lounge and dining area offers an excellent space for both everyday family life and entertaining, with a large bay window allowing plenty of natural light and a feature fireplace creating an attractive focal point. Double doors lead through to the conservatory, which enjoys lovely views over the garden and provides a further reception space with direct access outside. The fitted breakfast kitchen offers a good range of wall and base units together with space for a dining table. A particularly generous utility room provides excellent additional storage, access to both the integral garage and rear garden, and leads through to a convenient downstairs WC.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a large private en-suite shower room. There are three further double bedrooms, with the larger bedrooms enjoying wonderful, ever-changing views across the surrounding landscape. A well-appointed family bathroom completes the first floor.

Externally, the property continues to impress. The generous rear garden is mainly laid to lawn with established planted borders and a paved seating area, providing plenty of space for children to play, relaxing and outdoor entertaining. To the front, a further lawned garden sits alongside the substantial driveway, which provides parking for several vehicles and leads to the integral garage with power, lighting and an electric up-and-over door.



















