Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

31 Moor Lane

York, YO24 2QX

Guide Price £375,000

2 1 2 D

An exceptional two bedroom semi-detached bungalow, ready to move in to with quality fittings and beautiful gardens located in this convenient and popular residential area. Situated on Moor Lane in Woodthorpe, the property is convenient for York City Centre via Tadcaster Road, nearby schools, supermarkets, amenities and in close proximity to A64/outer ring road. It is the view of the agent that finding a premium bungalow with such attention to detail is rare with this brilliant home having recently been updated and maintained to the highest of standards throughout by the present owners. Benefiting from UPVC double glazing and gas central heating it fully comprises; Entrance hallway, lounge with bay window and feature log burner, fitted breakfast kitchen, snug/garden room, two double bedrooms (bedroom two currently used as separate dining room, and superb three piece shower room. To the outside is a gravelled driveway providing ample off street parking and the potential for electric car charging as well as front landscaped garden with vegetable patch and storage areas. To the rear is a stone flagged patio with lawn, flower borders, mature trees and separate sitting area with the plot backing onto fields. There is also a detached single garage/workshop with power and lighting. An accompanied viewing is strongly recommended.

Entrance Hall

Composite entrance door, radiator, Amtico flooring, loft access, power points.

Lounge

13'4 x 13 (4.06m x 3.96m)

UPVC bay window to front, window to side, feature log burner with surround and tiled hearth, two double panelled radiators, Amtico flooring, TV point, power points.

Kitchen
13'5 x 12'10 (4.09m x 3.91m)
UPVC window to side, fitted wall and base units, quartz worktop, sink and mixer tap, integrated appliances including fridge/freezer, dishwasher, double oven, induction hob & washer/dryer. Double panelled radiator, recessed spotlights, Amtico flooring.

Snug/Garden Room
9'7 x 7'7 (2.92m x 2.31m)
UPVC sliding doors to garden, further door to side, UPVC window to side, double panelled radiator, power point, tiled flooring.

Bedroom 1
12 x 11'1 (3.66m x 3.38m)
UPVC window to front, fitted wardrobes, double panelled radiator, Amtico flooring, power points.

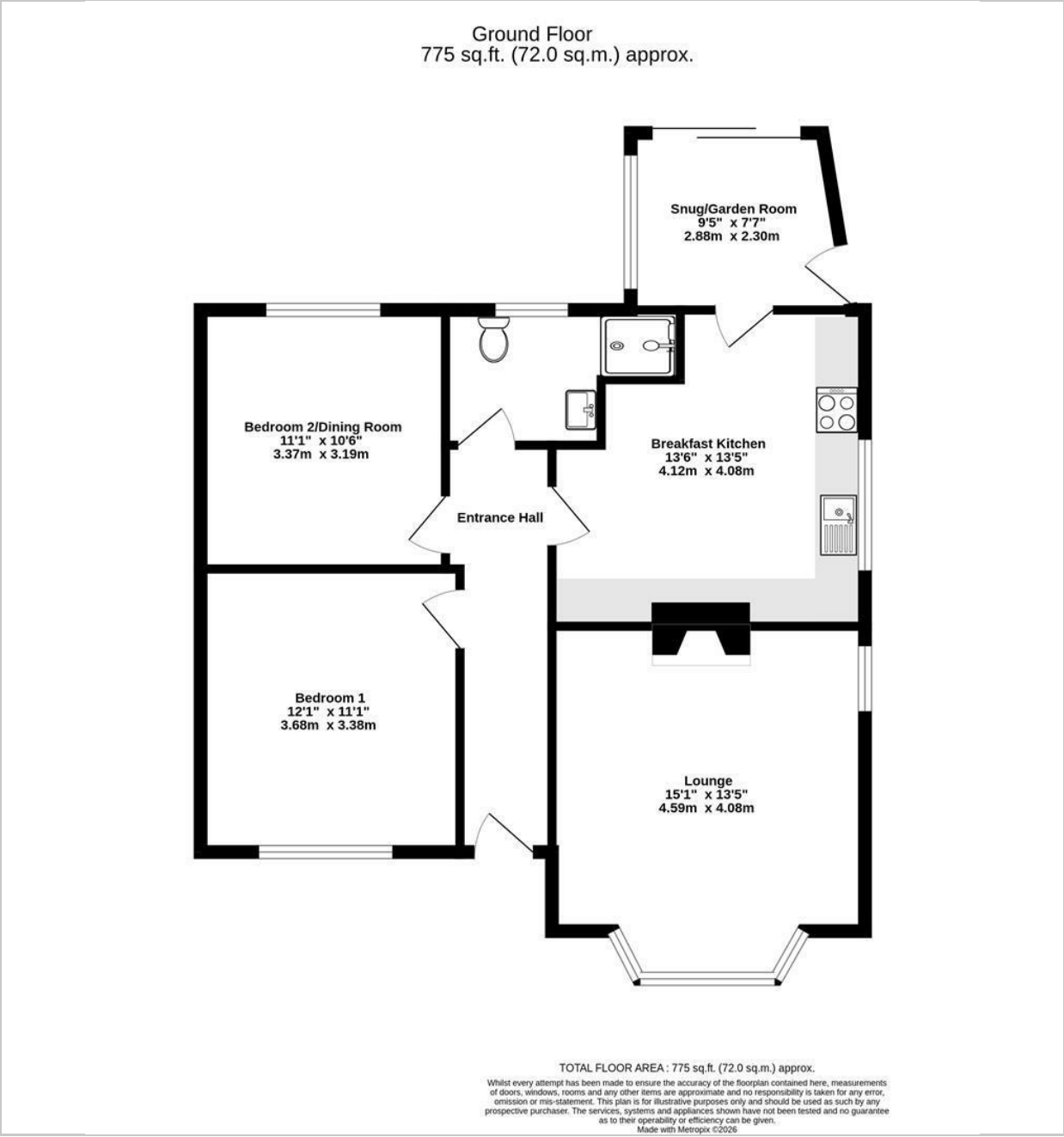
Bedroom 2/Dining Room
11'1 x 10'5 (3.38m x 3.18m)
UPVC window to rear, double panelled radiator, Amtico flooring, power points.

Shower Room
Opaque UPVC window to rear, walk in shower cubicle, wash hand basin, low-level WC, towel radiator, tiled walls, Amtico flooring, recessed spotlights, extractor fan.

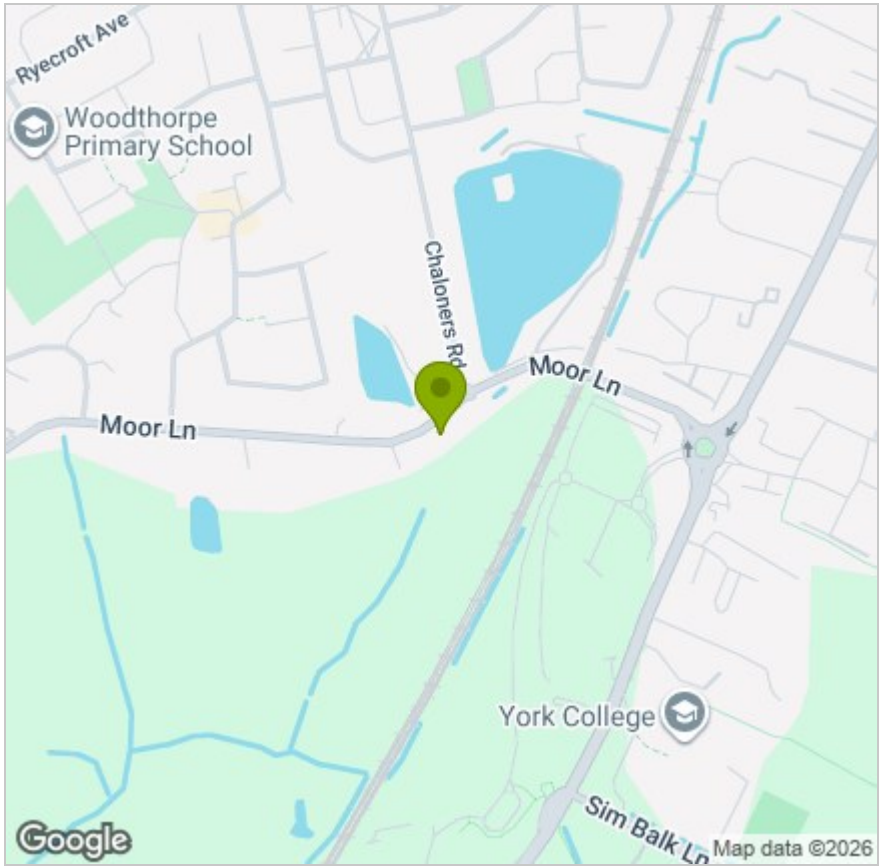
Outside
Gravelled driveway, landscaped front garden with vegetable plot and hedge boundary. Rear garden with two patio areas, well stocked borders and lawn backing onto woodland & fields.

Garage
Up and over garage door, power and lighting, door to side, window to rear.

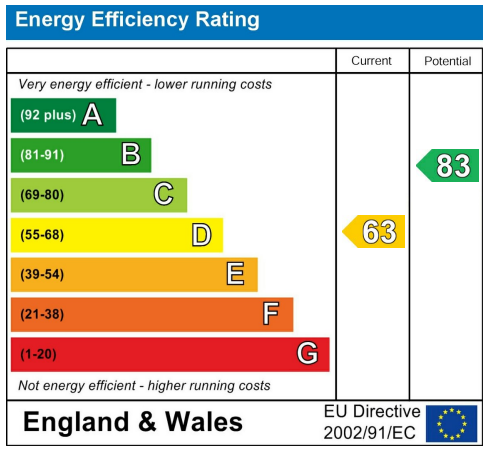
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA

Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk