



Moor Lane, Ryther, York £400,000

**** SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION ****

A 3 bedroom detached house set within surrounding lawned gardens with access from a private drive, and subject to an agricultural occupancy condition.



Accommodation

The property is entered at the front into a reception hall which has a staircase leading to the first floor accommodation with spindle balustrade and hand rail.

The main reception room is a lounge which has a cast iron stove set within an inglenook surround. The lounge also includes a television aerial point.

There is a separate dining room located at the front of the house in addition to a study at the rear.



The property's kitchen has a range of built-in pine base units with laminated worktops and inset sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks.

The kitchen includes an electric point for cooking as well as space for fridge and freezer units. There are also recessed ceiling downlighters.

Beyond the kitchen is a separate utility room and cloakroom.



To the first floor are three double bedrooms, the master bedroom of which includes a double fronted wardrobe and ensuite which has a low flush WC, wash hand basin and shower cubicle. All three bedrooms have radiators and casement windows.

Finally, there is a house bathroom which includes an inset corner bath, wash hand basin, and low flush WC with half height tiled splashbacks. the bathroom also includes an extractor fan.

To The Outside

The property is accessed off a private driveway onto a gravelled front hardstanding which in turn access the detached double garage.



The property's gardens are extensively laid to lawn and surround the property.

There is a gravelled hardstanding adjoining the rear elevation in addition to a flagged patio adjoining the rear garage elevation which provides ample space for garden furniture. The property is screened by a mature tree line borders.

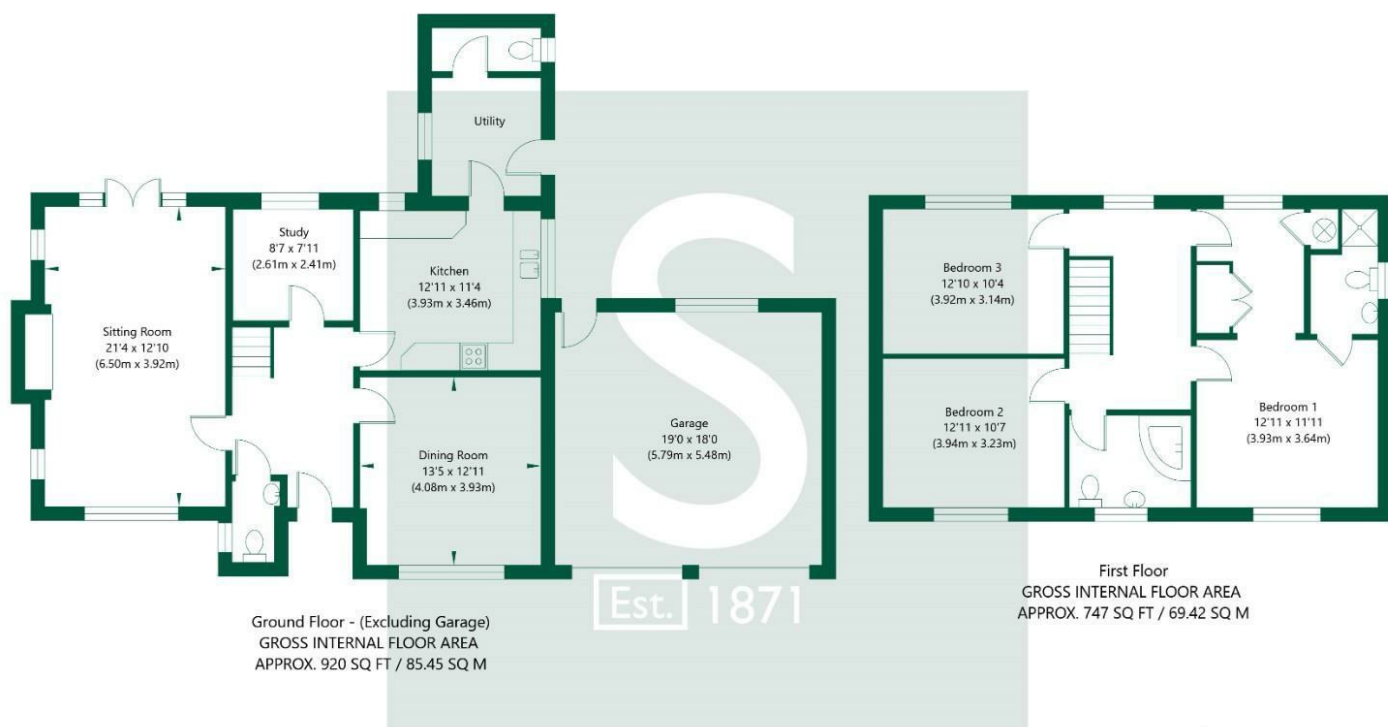
Agricultural Occupancy Condition

Occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry, or a widow or widower of such a person.

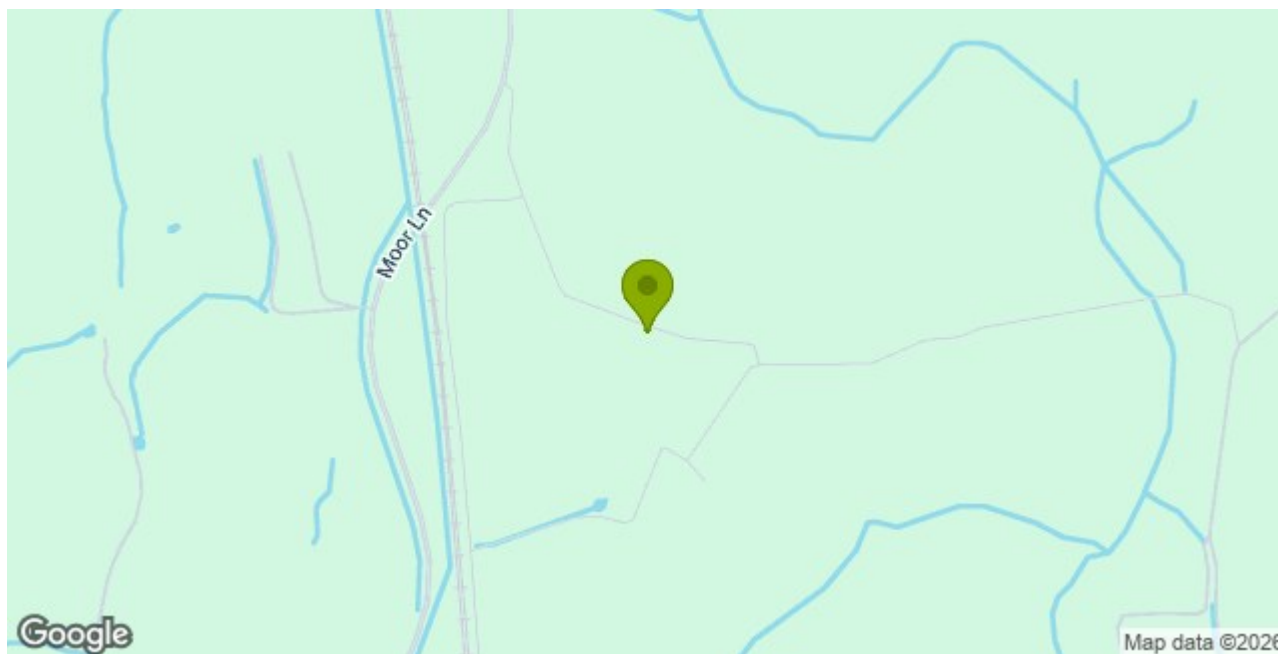


In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Far Farm, Ryther, LS24 9EL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1667 SQ FT / 154.87 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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