

EMSLEY  MAVOR  
ESTATE AGENTS

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## Moor Lane

Newton on Ouse, York, YO30 2DE

Asking Price £275,000





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Newton on Ouse, York, YO30 2DE

STYLE - Beautifully Styled Period Property

HIGHLIGHTS - Desirable village, Oodles of Period Features, Outdoor Home Office.

THREE WORDS - Character. Charm. Lifestyle.

### CHARMING PERIOD HOME IN DESIRABLE VILLAGE

Nestled in the heart of the historic and sought-after village of Newton on Ouse, 4 Moor Lane is a beautifully presented two-bedroom former estate cottage, brimming with character and period features. Part of a picturesque row of Victorian cottages originally associated with Beningbrough Hall, this mid-terraced gem offers a perfect blend of traditional charm and modern convenience.







## STEP INSIDE

Step inside to discover a delightful sitting room, where an exposed brick chimney and a cosy log-burning stove create an inviting atmosphere, perfect for relaxing evenings. The dining kitchen is a harmonious blend of style and functionality, featuring a fitted kitchen and a charming dining area adorned with tasteful painted panelling. The current owners have thoughtfully reconfigured the utility room with a tiled pen for your furry friend, with a door leading to the rear garden.

The first floor reveals a spacious landing leading to the master bedroom, which boasts two windows offering lovely views over the front garden, a period fireplace, and a large walk-in wardrobe housing the gas central heating boiler. The second bedroom also features a period fireplace and overlooks the south-facing rear garden. The smart bathroom is elegantly appointed with a white suite, including a bath with a plumbed shower, a pedestal wash hand basin, and a heated towel radiator.

## OUTSIDE

Outside, the front garden is a charming space, accessed via a wrought iron gate and path, with a neatly clipped hedge and lawn. The south-facing rear garden is a true highlight, featuring a decked terrace ideal for summer BBQs with friends and family, a useful shed, and a lawned area. The outbuilding has been transformed into a versatile outdoor room, currently serving as a home office but equally suited as a hobby room.

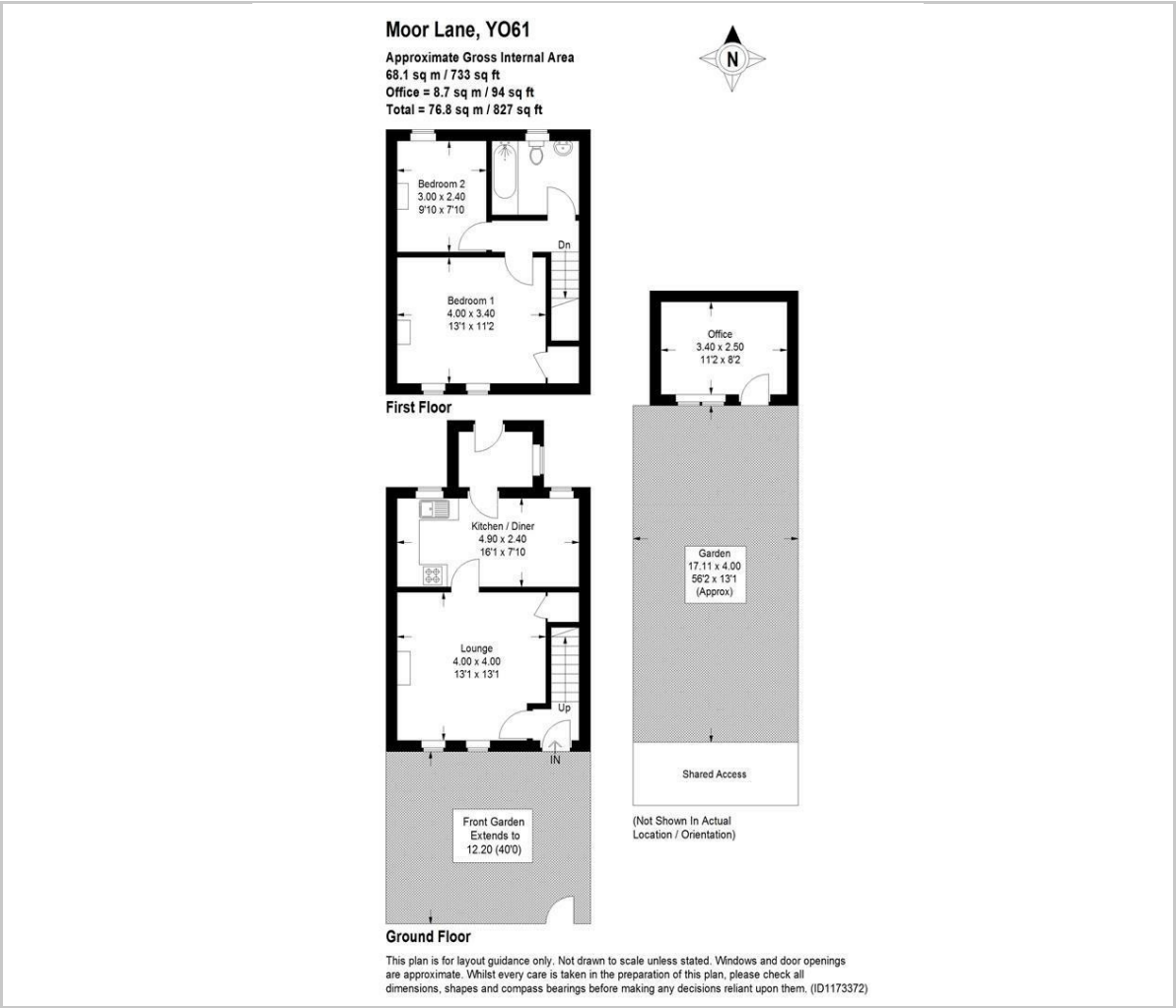
At the rear is a pedestrian pathway serving the cottages.

With its blend of character, modern amenities, and a superb location, 4 Moor Lane offers a unique opportunity to embrace village life in style. Don't miss the chance to make this delightful cottage your new home.





Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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