



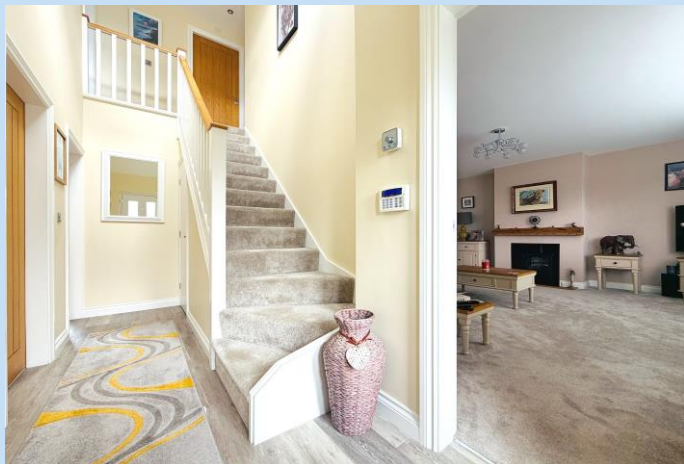
68 Moor Lane,
York, North Yorkshire YO24 2QY

Guide Price £465,000


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Style, charm, quality and exceptional are just a few words that come to mind when looking at this fabulous unique contemporary home! Welcome to The Bungalow! Bishops Personal Agents offer for sale, a fantastic opportunity to purchase an immaculately presented, three/four-bedroom semi-detached dormer bungalow. Offering the best in city suburb living, located in the highly sought after location of Woodthorpe, just to the South of York, well situated with easy access to the outer ring road and into the York City Centre. Also within easy walking distance of local Quaker Wood shops and public house. We also find local schools, the nature reserve, plus the amenities along Tadcaster Road, The Knavesmire and Tesco Superstore are close at hand. Spread over two floors, this superb property has been thoughtfully designed and updated by the current owner, creating a bright and spacious stylish family home. Boasting a fabulous open plan living/kitchen area and lovely gardens, this property will be popular with a variety of buyers including families, professional couples, those looking to retire in their forever home, plus commuters working throughout the region. The whole house is superbly presented and a joy to view. The accommodation comprises; A welcoming vaulted hallway, with a sky light bathing the space with natural light and doors leading to the principal reception rooms. To the right, we find the spacious living room with a feature fireplace as the focal point and to the left a dining room, which could also be used as a downstairs bedroom. Then in the heart of the house we find the fabulous versatile open-plan, kitchen-living space, the kitchen featuring a range of modern grey units, with integrated appliances, quartz preparation surfaces and a breakfast bar, perfect for a morning coffee, there is also ample space for a table and chairs and bi-folding doors lead out from this flexible living space into the garden. From the kitchen we also find a handy utility and a downstairs shower room, completing the ground floor. The Stairwell leads up to the first-floor landing, with doors opening to three good sized bedrooms, the principal, complete with its own quality en-suite and a stylish bathroom. Outside, to the front, a low maintenance walled garden area and ample off-street parking, leading to the detached garage, perfect for a car/cycle enthusiast or as a gym, we also find a workshop to the rear. A side gate gives access into the rear, where we find the marvellous fenced gardens, laid to lawn with shrub borders, and both a paved patio, plus a raised decking area to the end of the garden, just right for outside entertaining throughout the year. In summary, this stylish home in this very popular Woodthorpe area provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and the A64 towards Leeds. Please do arrange to view this fabulous property as soon as possible, not to miss out! An early internal inspection is highly recommended to fully appreciate this excellent home!

Moor Lane, forms part of Woodthorpe, which is a popular development approximately 2 miles south of York City Centre. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door and side window leads into the hallway. Stairs to first floor and radiator*. Doors leading to...

Living Room

16' 3" x 16' 2" (4.95m x 4.92m)

Double glazed windows to the front aspect with shutters, feature fireplace with electric style stove*, tv point* and radiator*.

Dining Room/Bedroom 4

12' 7" x 10' 9" (3.83m x 3.27m)

Double glazed windows to the front aspect with shutters and radiator*.

Kitchen/Breakfast Room

26' 0" x 13' 0" (7.92m x 3.96m)

Fabulous kitchen with a range of modern light grey wall, floor and drawer units with matching quartz worktops over, inset sink with mixer taps and breakfast bar. Integrated appliances include, electric oven*, microwave*, induction hob*, extractor hood* and fridge/freezer*. Double glazed windows to rear aspect, Bi folding doors leading to the garden, down lighting and upright radiators*. Door leading to....



Utility room

6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with a range of wall and base units with matching worktops over, sink with mixer taps, plumbing for a washing machine and space for a dryer and a wall mounted boiler* in a cupboard. Door leading to the side. Door leading to...

Shower Room

6' 6" x 3' 2" (1.98m x 0.96m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.

First Floor Landing

Sky light to front aspect, down lighting and radiator*. Doors leading to...

Bedroom 1

18' 4" x 10' 11" (5.58m x 3.32m)

Sky light to the front aspect and double glazed windows to the rear aspect, eve storage and radiator*. Door leading to...



En-suite

5' 9" x 5' 6" (1.75m x 1.68m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect, down lighting and heated towel rail*.

Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed windows to the rear aspect, built in wardrobes, ceiling coving, down lighting and radiator*.

Bedroom 3

15' 8" x 8' 5" (4.77m x 2.56m)

Sky light to the front aspect, eve storage, down lighting and radiator*

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect, down lighting and heated towel rail*.



Outside

Outside, to the front, a low maintenance walled garden area and ample off-street parking, leading to the detached garage, perfect for a car/cycle enthusiast or as a gym, we also find a workshop to the rear. A side gate gives access into the rear, where we find the marvellous fenced gardens, laid to lawn with shrub borders, and both a paved patio, plus a raised decking area to the end of the garden, just right for outside entertaining throughout the year.

Garage

21' 3" x 11' 8" (6.47m x 3.55m)

Detached garage with a roller electric door, power and lighting*, double glazed window to side aspect and side door to the garden. Rear workshop.

Agents Note

EPC Rating TBA. Council tax band C.

Broadband supplier: Sky Fibre.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





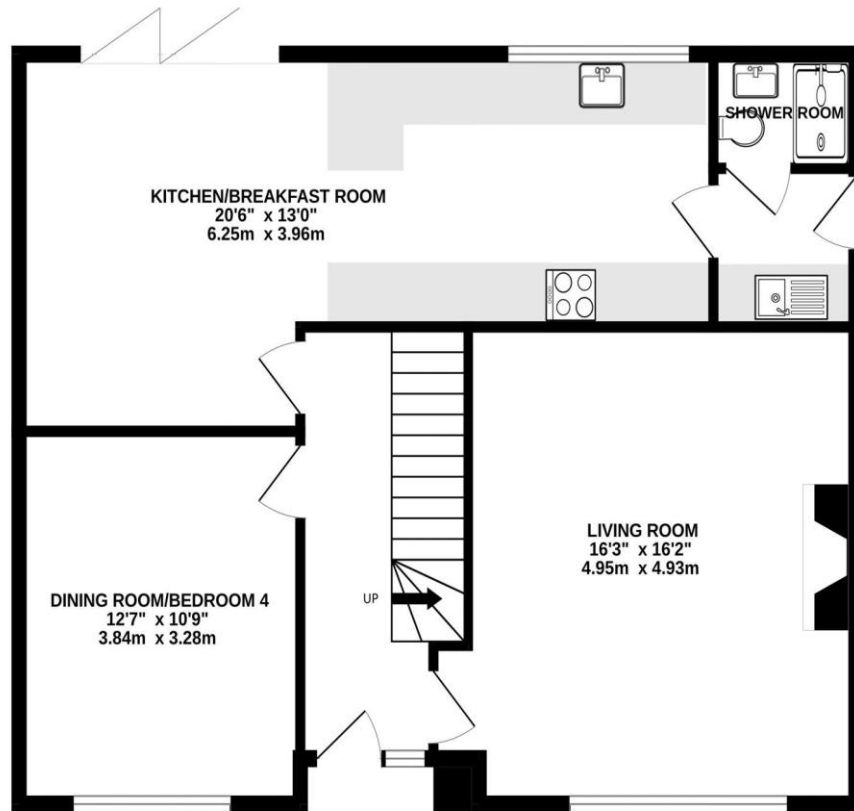
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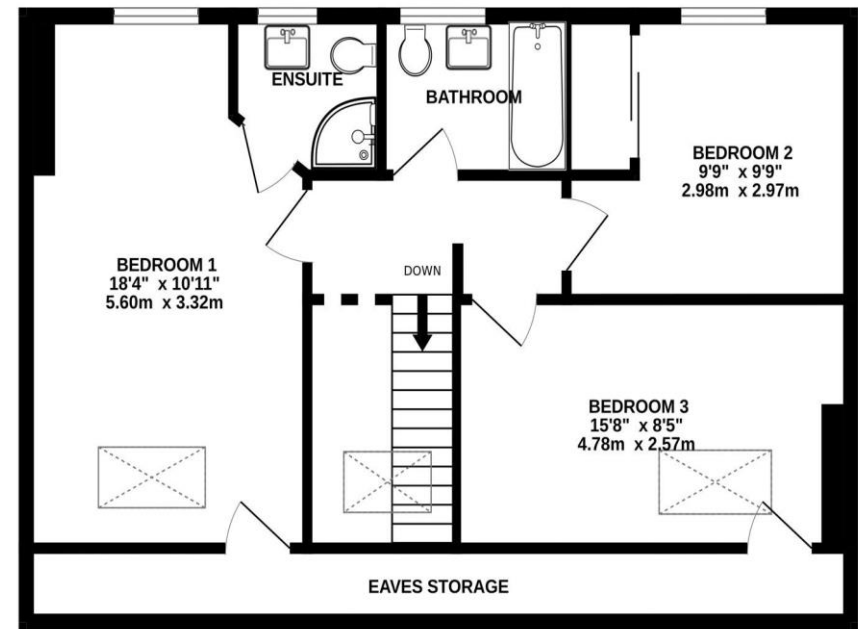
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**BISHOPS**
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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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