



## Moor Lane, York, YO24 2QY

- Sought-After Woodthorpe Location Close To Schools
- Dual-Aspect Living Dining Room And Modern Kitchen Diner
- Wraparound Gardens Driveway Parking And Double Garage

- Spacious Four Bedroom Detached Home With Flexible Layout
- Two Ground Floor Bedrooms Including En Suite Principal Suite
- Council Tax Band D

**£575,000**



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## DESCRIPTION

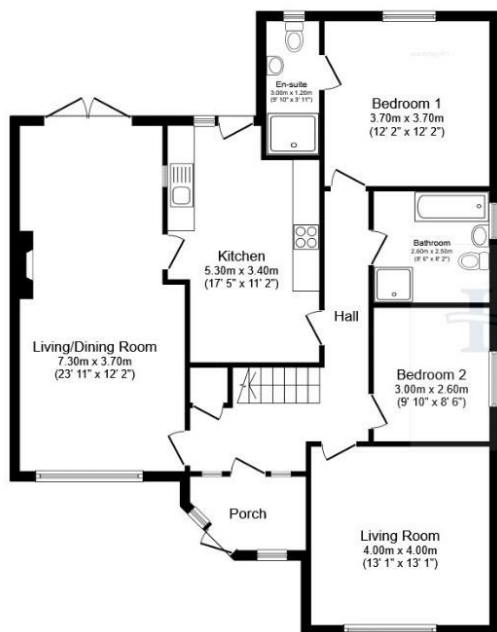
Located in the quiet and family-friendly suburb of Woodthorpe, this rarely available four-bedroom detached home offers spacious and flexible living within easy reach of well-regarded local schools, everyday amenities and green open spaces. Woodthorpe Primary School sits at the heart of the community and serves children aged 3–11, while nearby Woodthorpe Green provides easily accessible outdoor space for walking and recreation just 0.4 miles away. Commuters also benefit from straightforward access to York city centre, with York Station approximately 2.3 miles from the area.

The property itself offers an excellent balance of living space and practicality. A welcoming entrance hall leads to a bright dual-aspect living/dining room, ideal for both everyday family life and entertaining. The adjoining shaker-style kitchen/diner provides generous storage, integrated appliances and space for a family table. There is a further separate living room to the front which offers flexibility to double as a study, snug or additional bedroom. The ground floor includes two double bedrooms, one with a private en-suite, alongside a modern four-piece bathroom. The upstairs offers a hugely generous converted loft space with two further double bedrooms and an additional bathroom create a layout well suited to families or those needing flexible guest or workspace. There is generous eves storage to the front connected from both bedrooms offering excellent storage space.

Externally, the home enjoys well-maintained wrap-around gardens, a private front lawn bordered by mature hedging, ample driveway parking and double garage with electric doors — offering both privacy and practicality in a sought-after residential setting.



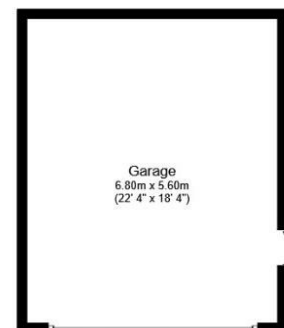




**Ground Floor**



**First Floor**



**Garage**

Total floor area 196.4 sq.m. (2,114 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

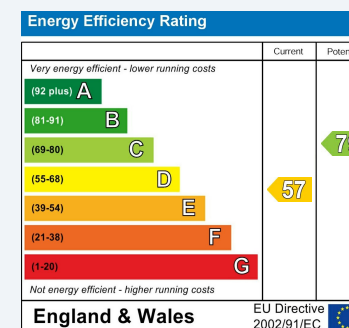
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.