



77 Moor Lane  
York, YO24 2QX  
Guide Price £350,000

 3  1  2  F

A FABULOUS OPPORTUNITY TO TRANSFORM THIS PERIOD 3 BEDROOM SEMI DETACHED HOME. Perfectly positioned on a good size, south facing plot on Moor Lane, Woodthorpe. The property is in need of modernisation yet still retains many delightful period features plus has the scope to extend further (subject to necessary planning). Conveniently situated for shops, schools, and amenities as well as easy access into the city centre, A64 and the outer ring road. Internally the spacious living accommodation briefly comprises entrance hall, lounge with bay window to front, dining room, kitchen with pantry, first floor landing, 3 bedrooms, house bathroom and separate WC. To the outside is a front lawned garden with timber fence and hedge boundary and driveway leading to an attached single garage, whilst to the rear is a 70ft (approx.) garden with green house and timber fence boundary. VACANT POSSESSION. VIEWING STRICTLY BY APPOINTMENT ONLY.



### Entrance Hall

Entrance door, oak staircase to first floor with panelling, timber window to side. Original wood flooring.



### Lounge

uPVC double glazed bay window to front, picture rail, fire with surround and hearth, power point. Timber floorboards.



### Dining Room

uPVC double glazed window to rear, open fire with surround, power point. Timber floorboards.



### Kitchen

uPVC double glazed window to side, stainless steel sink with double draining board, gas point, pantry cupboard, power point, door to side.

### First Floor Landing

uPVC double glazed window to side, power point, spindle balustrade. Timber floorboards. Doors to;



### **Bedroom 1**

uPVC double glazed bay window to front, period style fire with surround and hearth, power point. Timber floorboards.

### **Bedroom 2**

uPVC double glazed window to rear, period style fireplace, power point, storage cupboard. Timber floorboards.

### **Bedroom 3**

uPVC double glazed window to front, power point. Timber floorboards.

### **Bathroom**

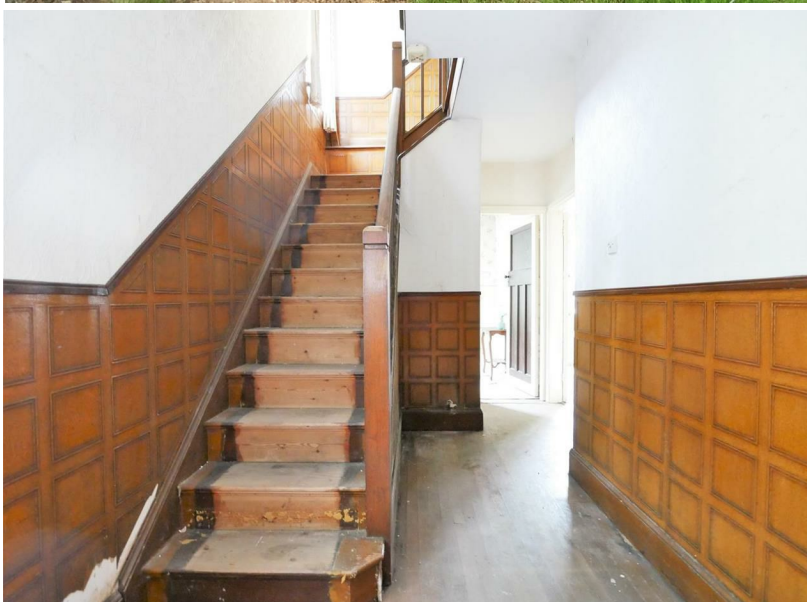
Cast iron bath, pedestal wash hand basin, timber framed window to side, storage cupboard housing tank. Timber floorboards.

### **Separate WC**

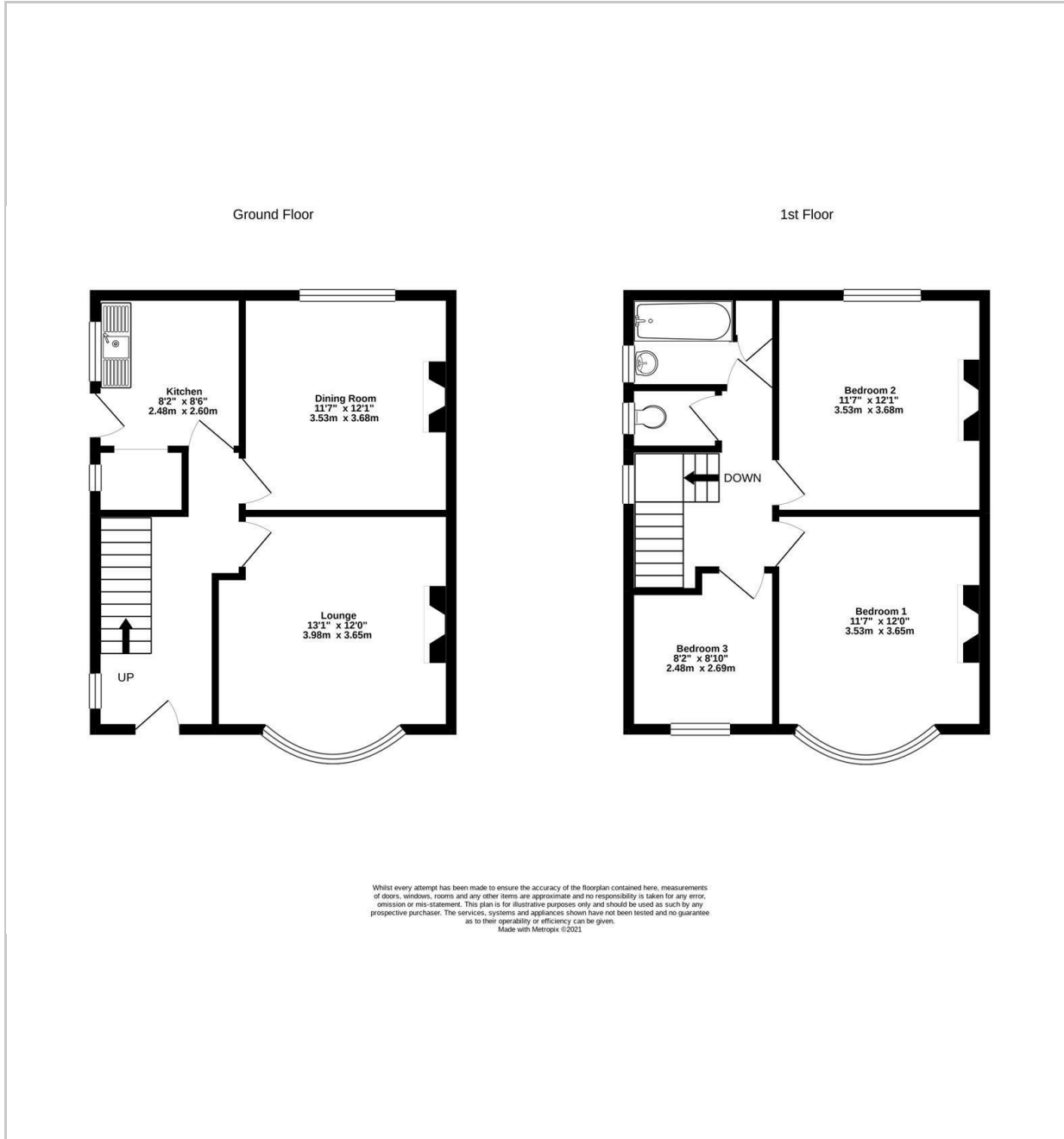
Timber framed window to side, low level WC. Timber floorboards.

### **Outside**

Front lawned garden with hedge boundary, driveway leading to garage, side garden with concreted areas and greenhouse, rear garden with hedge and fence boundary. Garage with up and over door.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>34</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.