



## Wayside, Moor Monkton, York, YO26 8JJ

- Expansive Rear Garden & Paddock
- Spacious & Adaptable Layout
- Prime Location for Commuters
- Generous Parking & Gated Entrance
- Detached Bungalow with Potential
- Council Tax Band E

**Offers Over £600,000**





# Wayside, Moor Monkton, York, YO26 8JJ

## DESCRIPTION

Wayside is a versatile and spacious three-bedroom detached bungalow offering exceptional potential, particularly thanks to its expansive rear garden and paddock. Tucked just off the A59, it enjoys a prime location with easy access to major road networks including the A64 and A1(M), making it ideal for commuters or those seeking countryside living with urban convenience.

The property sits behind a gated, walled entrance with beautifully maintained front lawns and high conifer boundaries that offer privacy and charm. A gravel driveway provides generous parking for multiple vehicles, enhancing the practicality of the home.

Inside, the bungalow is well laid out and adaptable. A wide hallway leads to three double bedrooms, two of which feature built-in wardrobes. The lounge is bright and welcoming, with dual-aspect windows that flood the space with natural light. A multi-fuel stove creates a cosy focal point, and double doors open into a dining area that can be easily closed off or opened up for entertaining. The solid oak kitchen is fully equipped with ample wall and base units and space for modern appliances. Sliding doors from the kitchen lead directly to the rear garden, blending indoor and outdoor living.

The rear garden is truly the highlight of Wayside. Exceptionally large and full of character, it includes a paddock, mature fruit trees, and a summer house currently used as a multi-purpose space with TV and bar. Whether you're dreaming of a play area, vegetable plots, or future extensions, the outdoor space offers endless possibilities for families and garden lovers alike.









## Wayside, Moor Monkton, York, YO26



Approximate Area = 1207 sq ft / 112.1 sq m

Garage = 252 sq ft / 23.4 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hunters Property Group. REF: 1167853

### Viewings

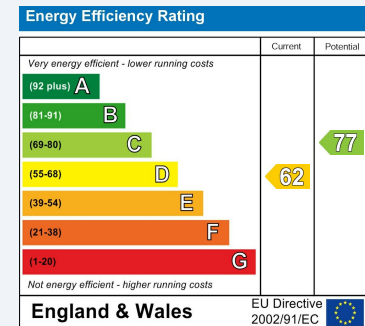
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

