



## Moorland Road, York, YO10 4HF

- No Onward Chain
- Bathroom, Shower Room and Ensuite
- Modern Throughout
- Sought After Location
- Beautifully Presented
- Council Tax Band D

**Offers In Excess Of £550,000**





# Moorland Road, York, YO10 4HF

## DESCRIPTION

A beautifully presented home in a sought after residential location offering convenient access to the city centre and plenty of local amenities around the corner.

Upon entering the property there is an entrance hall with stairs leading to the first floor and a door to the integral garage. The stunning living kitchen diner runs the width of the property and is filled with natural light from bi-fold doors and windows to two elevations. The kitchen has a range of modern base and wall units with integrated appliances and space for a free standing, American style fridge freezer.

The separate living room is found to the front of the property and a useful utility room leads through to a shower room to complete the ground floor.

To the first floor there are three bedrooms, the main with ensuite toilet and sink, third bedroom with fitted wardrobes. There is also the modern family bathroom with sink, W.C, bath and large shower cubicle.

Externally there is a paved driveway to the front providing off street parking and leading to the integral garage. Gated side access leads to the lawned rear garden with patio seating area and timber shed.



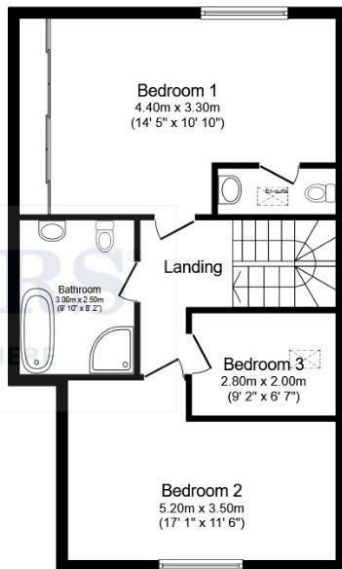








## Ground Floor



## First Floor

Total floor area 143.7 sq.m. (1,547 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 [www.focalagent.com](http://www.focalagent.com)

## 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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p>70</p>	<p>8</p>
<p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>

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.