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Brickyard Cottages, Moor Lane, York, North Yorkshire

Guide Price £315,000

Brought to market in a desirable setting with open views across fields, and within easy reach of both Easingwold and York, this charming two-bedroom home offers a well-appointed dining kitchen, a cosy living room with multi-fuel burner, and a conservatory overlooking the South-facing rear garden. Additional features include off-road parking for two vehicles, a timber garage with power, and an enclosed front garden. Viewing is essential to appreciate what this home has to offer. EPC Rating C Council Tax Band C

Property Description

Upon entering through the front door, you are welcomed into a well-appointed dining kitchen. This space is fitted with a range of appliances including an induction hob, double oven with grill, dishwasher, and washing machine, with additional space for a fridge freezer. A selection of wall and base units provide ample storage, complemented by worktop space and a ceramic sink with mixer tap. The room also comfortably accommodates a dining table and chairs. The home's gas combi boiler is neatly housed in a cupboard, and a door leads through to the living room. The living room, accessible from the dining kitchen, conservatory, and rear entrance hall, is a warm and inviting space. It features a multi-fuel burner set within a fireplace with a stone hearth and oak mantel beam. A useful understairs storage cupboard is also located here. From the living room, double doors open into the conservatory, positioned at the rear of the property. This bright and versatile space enjoys views of the garden and provides direct access to the outdoor area. Completing the ground floor is the rear entrance lobby, which offers an additional point of access, links to the living room, and houses the staircase to the first floor.

Upstairs, there are two bedrooms. The main bedroom is positioned at the rear, enjoying views over the garden and also features a charming fireplace and access to a handy storage cupboard, while the second bedroom overlooks open fields to the front.

The family bathroom is fitted with a modern 'P'-shaped bath with shower over and glass screen, pedestal wash basin, and WC, and includes a window to the front elevation. We are advised the loft is partially boarded, with lighting and a drop-down ladder.

Externally, the property benefits from an enclosed front garden laid mainly to lawn with a pebbled pathway. To the rear, a patio area leads onto a South-facing garden, laid mainly to lawn with shrubs and mature trees. A right of way across the neighbouring property provides access to the rear parking area, and a timber garage with power.

Additional Information

- Tenure: Freehold
- Double Glazed Windows
- Gas Central Heating
- A shared water treatment system, installed in 2021, for houses 3, 4 & 5 serves this property and the neighbouring home. The sellers currently make a monthly contribution to the neighbour at number 4 towards the electricity costs and emptying of the tank. This charge is £26 per month.
- Council Tax Band: C
- EPC Rating: C

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line

with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

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. 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.



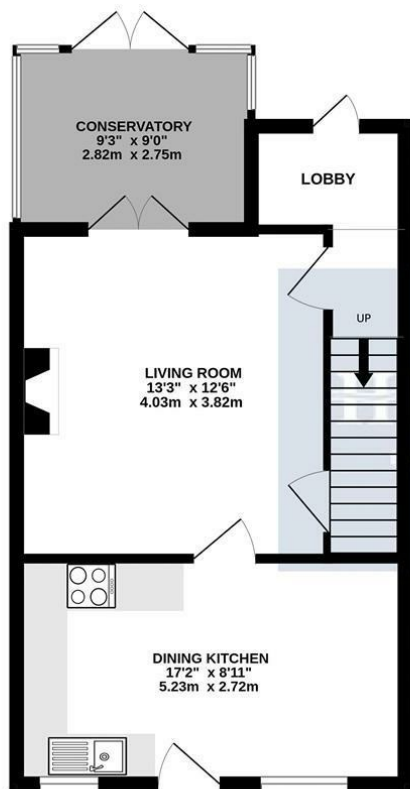




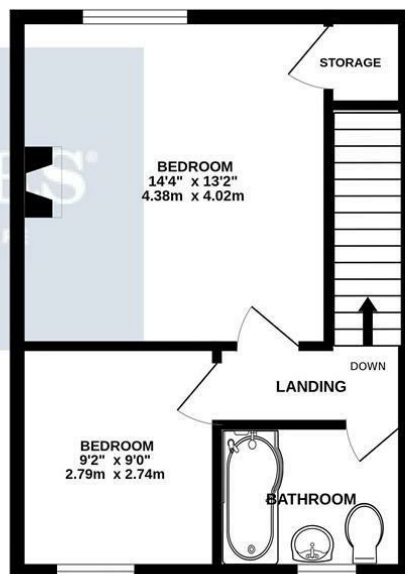




GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

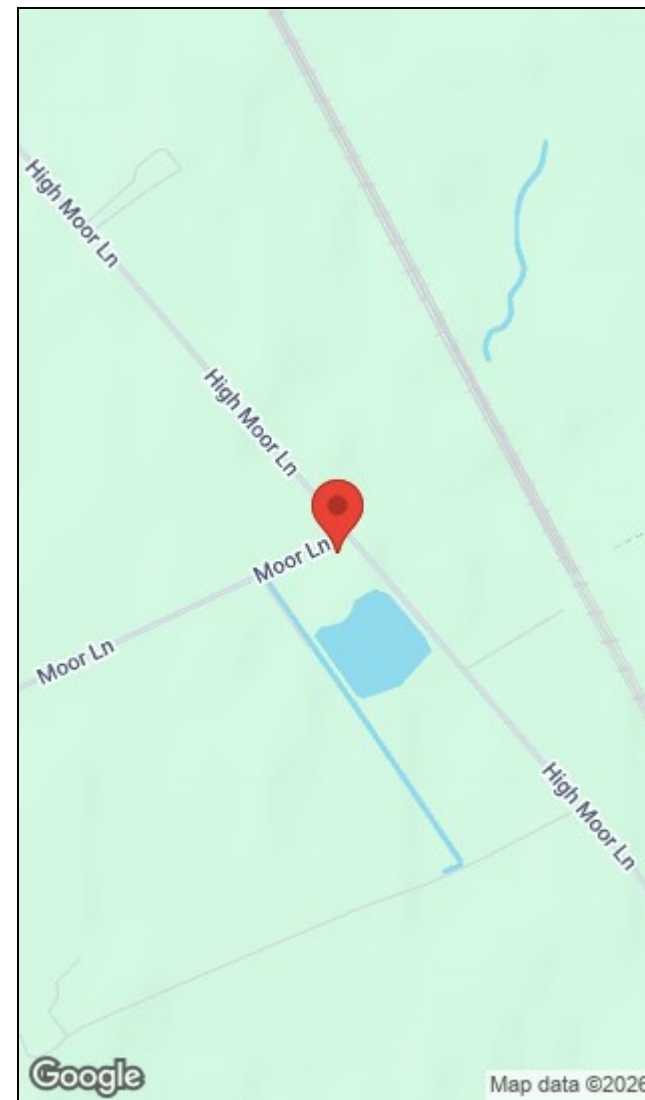


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
EU Directive 2002/91/EC		
England & Wales		

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



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