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9 Moor Lane, Strensall

York

£750,000



An elegant and substantial Edwardian village house of attractive brick with stone sills, under a slate roof, located in one of Strensall's most favoured side streets. With a large attached garage and a remarkable rear aspect over farmland, the property offers bright, spacious and well presented accommodation and also offers great potential for further development.

Upon entering the property via a large glazed vestibule, there is a bright and welcoming hallway with feature staircase to all floors. The ground floor boasts both a family room and a generous living room, with period cornicing, inset gas fire and attractive bay window.

The open-plan dining kitchen has a large window with inset French doors onto the patio and features ample wall and base units, eye level dual oven/grill, gas hob with extractor over and space for dishwasher. Off the kitchen is a separate utility room fitted with further units, sink, provision for a washing machine/ dryer and courtesy door to side. Beyond is the cloakroom/WC.

To the first floor are three well-proportioned bedrooms (one currently used as a study) and a three piece house bathroom. The master bedroom to the rear of the property benefits from a walk in wardrobe and an en-suite bathroom with shower cubicle. To the second floor are three bedrooms and a further shower room.

Externally to the front is off street parking in front of the double garage and a small lawn area behind a low-level brick wall. Low maintenance shrubs and bushes offer a degree of privacy. The double garage is a superb size and includes a very useful mezzanine level for storage with full staircase access. There are dual timber doors to the front and further door to the rear for vehicular access to the rear garden. To the side of the garage is storage and access in addition to a traditional coal store to the rear elevation of the house.

The attractive rear garden has been thoughtfully landscaped and includes ample lawn and large patio spaces with provision for dining and seating. There are a varied selection of mature trees including fruit trees, with well stocked borders and meadow adding to the texture and visual aspect. The view beyond is truly lovely and far reaching over farmland.

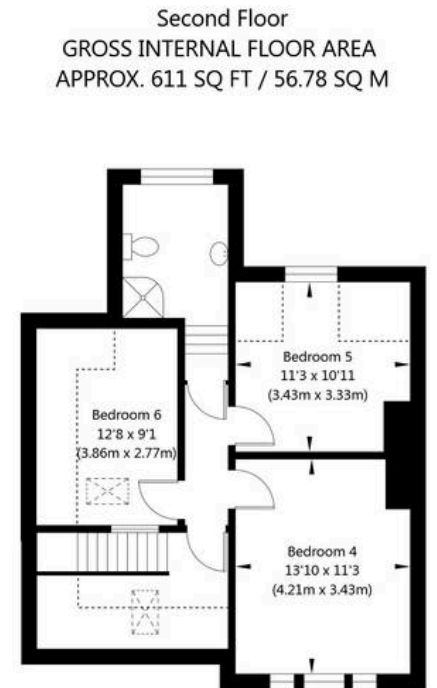
In summary, a rare opportunity to purchase a cherished and notable period home with a remarkably wide plot. The property has retained an abundance of period charm and character and will particularly appeal to the discerning buyer.











NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2305 SQ FT / 214.15 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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