



HUDSON
MOODY

28 Moor Lane Moor Lane, York YO24 2QU



An attractive PERIOD COTTAGE enjoying open views to the rear over HOGG'S POND and situated in the popular DRINGHOUSES area WITHIN the RINGROAD to the south west of York.

This charming cottage is entered via a porch at the side which leads into a spacious sitting room with large marble fireplace housing a wood burning stove and leaded window to the front. The dining kitchen features three leaded windows providing plenty of natural light whilst an archway leads to a good sized conservatory style garden room. The kitchen area has a range of modern fitted units with a range cooker with extractor hood over and ample space for a dining table. Adjacent to the kitchen is a useful utility room leading to a ground floor WC. A staircase in the sitting room leads to the first floor landing off which lie two good sized double bedrooms and the house bathroom. The bedroom to the front of the property has two fitted cupboards whilst the master bedroom benefits from an en-suite shower cubicle and folding doors giving superb peaceful views over Hogg's Pond. The impressive modern house bathroom has a free standing claw foot bath, a separate shower cubicle, WC and fitted vanity unit with wash basin.

To the side and rear of the house is a good sized block paved courtyard garden offering plenty of space for al-fresco dining whilst to the side is a single brick built garage.

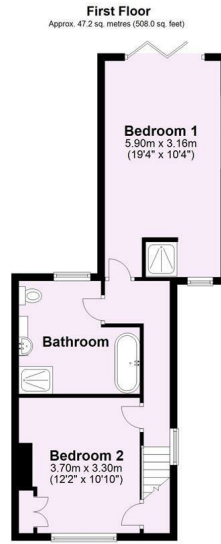
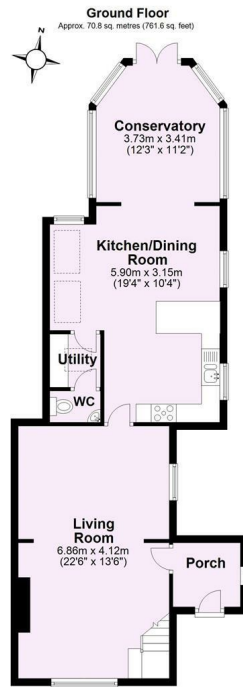


- Charming Period Cottage
- Superb Views Over Hogg's Pond
- Spacious Living Room
- Pretty Dining Kitchen
- North Facing Conservatory
- Ground Floor Utility and WC
- Two Double Bedrooms
- Impressive House Bathroom
- Large Courtyard Garden
- Close to Local Shops and Amenities

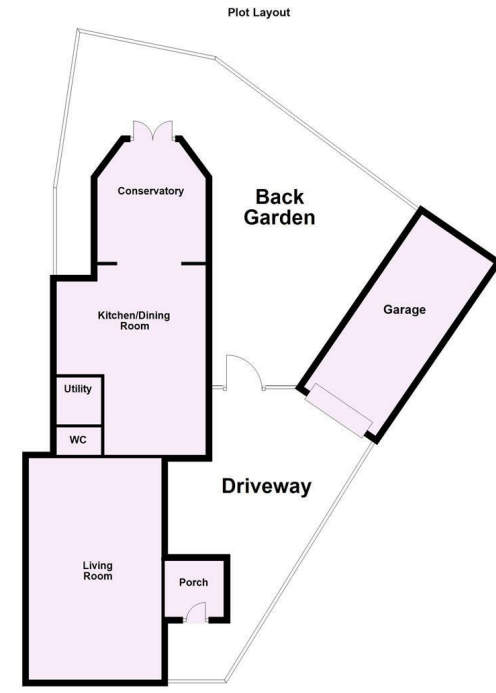
Guide Price £360,000

Tenure: Freehold

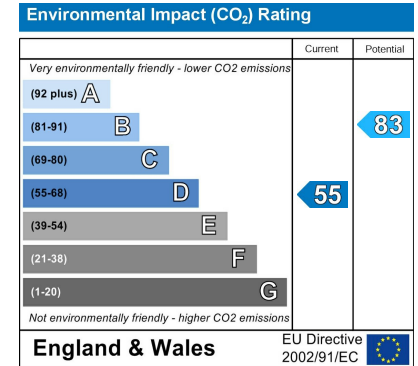
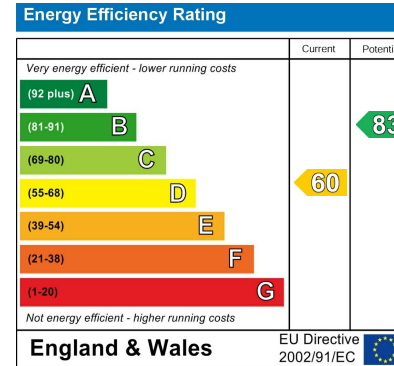
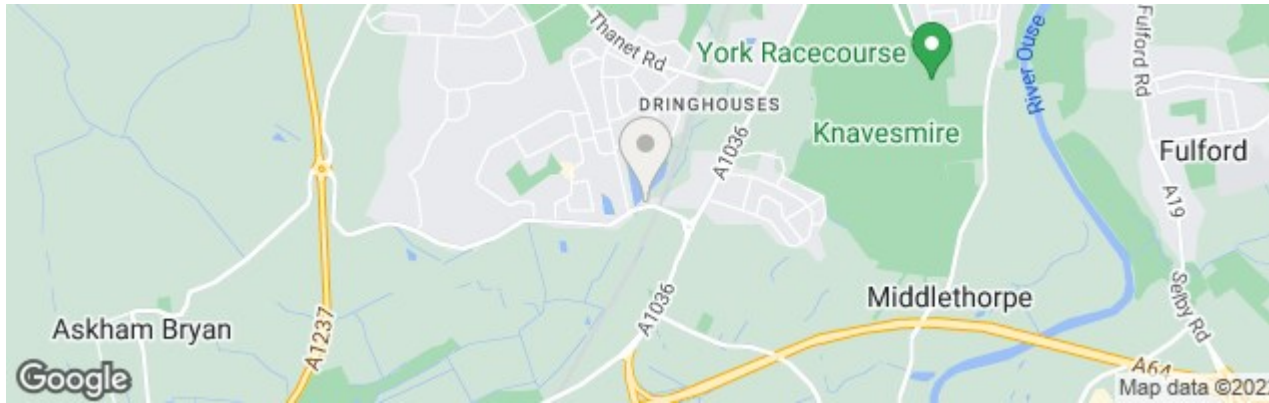




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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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