



Moor Lodge, Station Road,  
Foggathorpe

Stephensons

Estate Agents Chartered Surveyors Auctioneers



# Moor Lodge, Station Road,

Foggathorpe

Price: £335,000

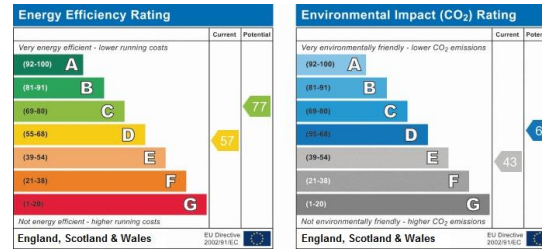
**Tenure** – Believed to be Freehold;

**Services** – Water, drainage & electricity are connected. Oil C/H

**Council Tax** – East Riding Council Band D;

**EER** – 57 (D)

**Viewings** – via York Office 01904 625533



An attractive Leeper Hare built executive family home set in the heart of this pretty village with detached double garage open countryside aspect.

Built by the highly regarded local developer Leeper Hare circa 1988, we are delighted to offer for sale this spacious 4 bedroomed detached family home set on this generous plot.

Located along the main street of Foggathorpe, the property offers ideal access to York, Hull and the M62, with an abundance of off-street parking, and detached brick built double garage.

From the driveway a path leads to the property's front door which in turn opens into a reception hall which offers stairs to the first floor accommodation with wooden hand rail and balustrade, and doors leading into a downstairs WC comprising a low flush WC and wash hand basin. Thereafter, further doors lead into both reception rooms and the inner hallway.

The main reception room is found to the rear of the property and offers an ideal living room with views enjoyed over the rear garden via a UPVC sliding door opening onto a rear sun terrace with external lighting, with matching window.



The room's focal point is a feature open fire with wooden mantle and stone hearth. Furthermore, the room boasts two recessed decorative wall features with uplights, coving to the ceiling, two radiators and a television point.

Found to the front of the property is a second reception room which is currently used as a dining room and enjoys views over the front garden via a UPVC double glazed window, with coving to the ceiling, single radiator and double doors opening into the sitting room.

Found off the reception hall is an inner hallway which enjoys a UPVC double glazed door to the side elevation giving access onto the driveway, with further doors into the kitchen and utility area.

The kitchen comprises a stylish range of modern wall and base fitted units to four sides incorporating a corner carousel, built in fridge freezer and fitted granite effect heat resistant work surfaces, with sunken corner sink unit and wine rack. UPVC double glazed windows are found to both side and rear elevations, with space and plumbing for a dishwasher and further space for a Rangemaster cooker.

Also to the ground floor is a useful utility room which comprises a range of wall and base fitted units and fitted preparation surfaces incorporating a stainless steel sink unit and tiled floor. Space and plumbing is available for an automatic washing machine, with floor mounted oil central heating boiler and half height tiled walls.

To the first floor a landing leads to four bedrooms and house bathroom with access available to the loft space.

The master bedroom is found to the front of the property and enjoys natural light via two UPVC double glazed windows to the front elevation, with single radiator, useful overstairs walk in wardrobe and coving to the ceiling. Thereafter a door leads to an en-suite

which comprises a modern shaped panelled corner bath, low flush WC, hand wash basin set within a vanity unit and shower cubicle with electric shower over. The en suite enjoys half height tiled walls, wall mounted heated towel rail with dado rail and a UPVC double glazed window found to the side elevation.

Bedrooms two and three are generous in size, both having UPVC double glazed windows, single radiators and coving to the ceiling. Of particular note is bedroom two, which is found to the front of the property and offers a range of fitted bedroom furniture including wardrobes with mirrored doors and chest of drawers.

The fourth bedroom offers a good sized single room and presents an ideal study area, with UPVC double glazed window to the rear elevation offering open countryside views, single radiator, television and telephone points.

Finally to the first floor is the house bathroom which comprises a 3-piece modern white suite with panelled bath with electric shower over, low flush WC and a pedestal hand wash basin, with UPVC double glazed semi opaque window to the rear elevation. In addition the room presents a single radiator, part tiled walls, built in airing cupboard and extractor fan.



To the front of the property is a well maintained lawn with hedged frontage and driveway found directly off Station Road, offering ample off street parking with the driveway passing through a six-bar timber gate leading to further off street parking in front of a detached brick built garage. This area enjoys a coal bunker and external lighting, and gives access to the rear garden, with the oil tank found to the side of the garage.

To the rear you will find a mature, beautifully maintained garden which enjoys an array of mature trees including twisted willow, cherry blossom and apple, with mature well stocked herbaceous borders and well manicured shaped lawn. In addition, to the rear of the garage are raised boxed vegetable plots, two timber sheds and patio area. To the bottom of the garden you will find a wildlife pond, with stunning views over neighbouring countryside.

Adjacent to the property in the Parish Meadow which allows the opportunity to grow your own vegetables, enjoy countryside walks as well as annual village social events held including a Bonfire Night in November. In addition the property is a short drive away from the Award Winning 'Jug & Bottle' of Bubwith with a wonderful Deli and offering an array of specialist Ales & Ciders.

Leaving York city centre via Fulford, proceed along the A19 and thereafter continue towards Selby. Passing through the hamlet of Crockey Hill and villages of Escrick and Riccall, proceed along the A19 before turning left along the A163 signposted for Bubwith and Holme on Spalding Moor. Proceed along the A163, passing through the village of Bubwith and thereafter through the village of Harlthorp. Proceed for approximately 2 miles before reaching the village of Foggathorpe, and on entering the village turn right immediately along Station Road. Proceed along Station Road before the property is identified on the right hand side by a Stephensons For Sale board.



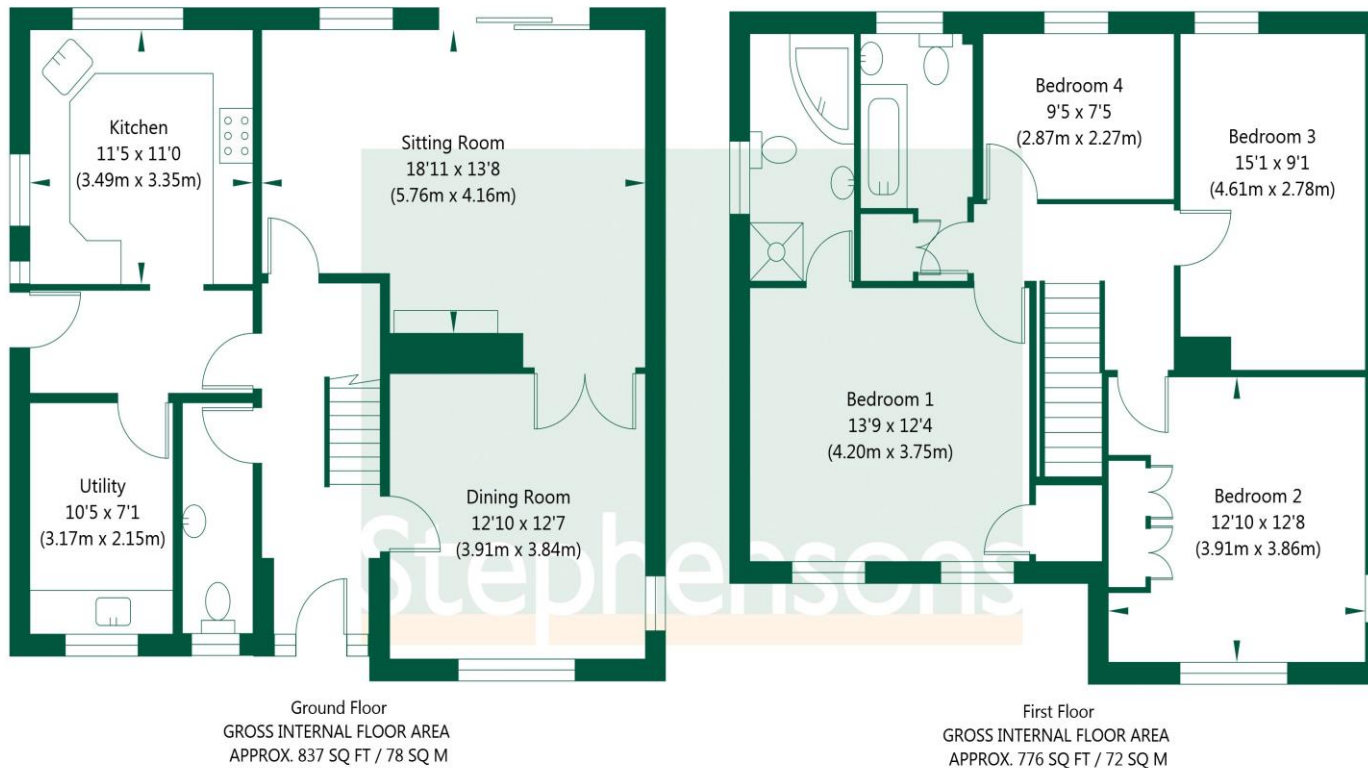








Station Road, Foggathorpe, York, YO8 6PS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1613 SQ FT / 150 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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