



**81 MOORGATE, MOORGATE, YORK**  
**£750,000**

**Carter Jonas**



# 81 MOORGATE, MOORGATE, YO24 4HN

81 Moorgate is a stunning three-bedroom modernised bungalow, tastefully extended to provide an abundance of space and comfort. Nestled in the sought-after area of Acomb, just on the fringe of York city centre, this property combines contemporary living with convenience.

Upon entering, you will be greeted by a spacious and inviting atmosphere. The property boasts three generously sized bedrooms, with the principle bedroom benefiting from an en-suite bathroom and a convenient walk-in wardrobe. The other bedrooms are serviced by a contemporary bathroom.

The heart of this home lies in the open plan kitchen dining room, perfect for entertaining guests or enjoying quality family time. The sleek and modern design seamlessly integrates with the dining area, creating a seamless flow of space. There is also an additional reception room fitted with a log burning stove creating a cosy atmosphere.

The outdoor space is equally impressive, with pretty gardens to the side of the property with an additional patio area. Here, you'll find a charming summer house, currently utilized as a bar but offering the potential to be transformed into a tranquil office space for those who work from home.

Convenience is key, with off-street parking available for several cars in addition to the double garage, providing ample space for your vehicles and storage needs.

Located on Moorgate, this property offers the best of both worlds - a peaceful residential setting while being within close proximity to the vibrant city centre of York. Enjoy the best of the suburban lifestyle, while having easy access to an array of amenities, shops, restaurants, and cultural attractions.

**TENURE** Freehold

**LOCAL AUTHORITY** CYC

**EPC BAND D COUNCIL TAX BAND D**

A RECENTLY EXTENDED AND MODERNISED BUNGALOW IN A LARGER THAN AVERAGE PLOT OFFERING SUPERB LIVING ACCOMMODATION AND BENEFITTING FROM A PRETTY GARDEN, GARAGING AND OFF STREET PARKING.





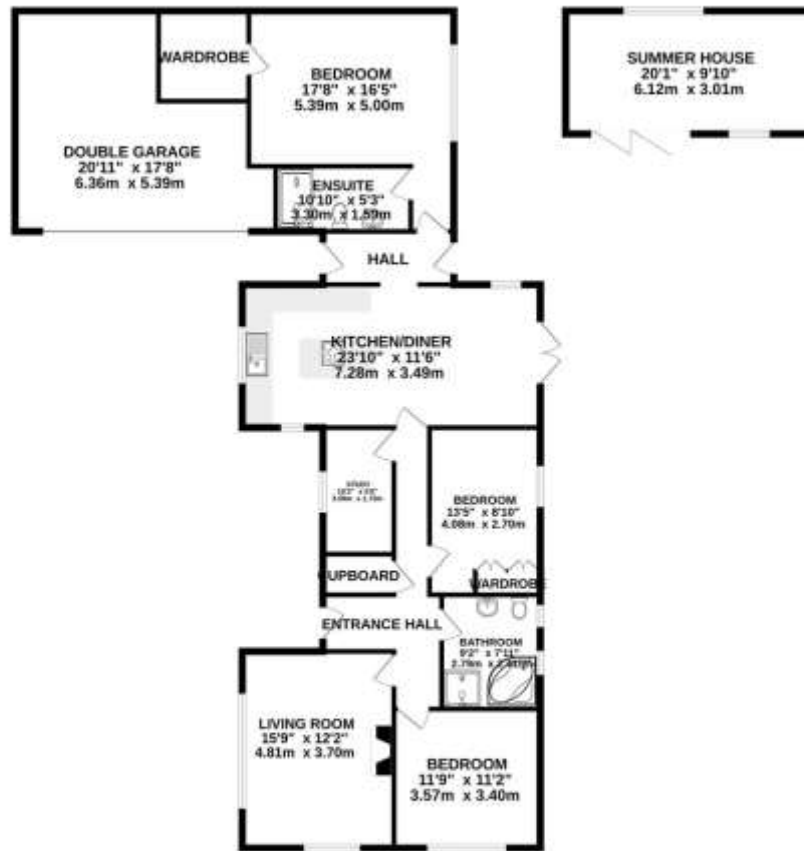
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GROUND FLOOR  
1819 sq.ft. (169.0 sq.m.) approx.



TOTAL FLOOR AREA: 1819 sq.ft. (169.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The position, condition and appearance of fixtures and fittings are not guaranteed as to their quantity or efficiency can be given.  
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