



**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.



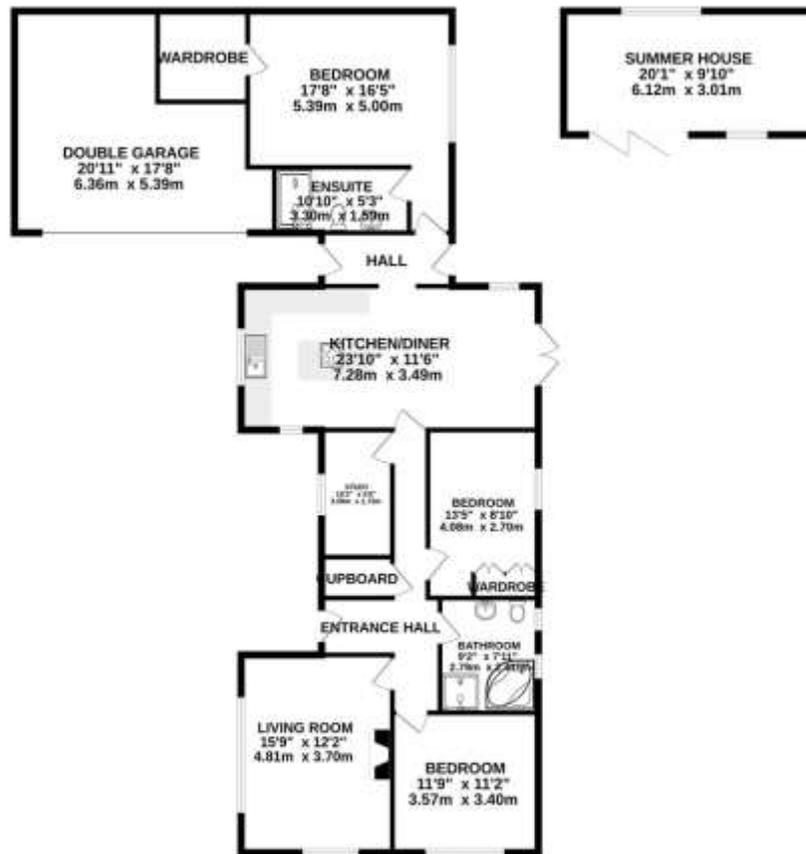


Classification L2 - Business Data



Classification L2 - Business Data

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 herein, measurements of blocks, walls, doors 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 in conjunction with the prospectus pack. The structure, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with Metrage (2011)

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data