

31, West Moor Lane, York, YO10 5ER

Guide price £245,000

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PRIME RESIDENTIAL









31 West Moor Lane

STYLISH 2 BEDROOM HOME WITH PARKING IDEALLY SITUATED ADJACENT TO DELIGHTFUL GREEN OPEN SPACES IN HESLINGTON VILLAGE.

This 2 bedroom property offers easy access to the University of York with the A64 and major road networks also close by. A much loved home for many years, it also offers excellent potential for a young couple buying their first home or investment buyer.

Accommodation comprises:-
Entrance hall, sitting room, kitchen/dining room, utility, 2 double bedrooms, bathroom, private parking

DESCRIPTION

West Moor Lane enjoys a tranquil setting adjacent to green open spaces and amidst well tended communal grounds. The property has been very well-maintained by the current owners who have recently replaced the windows and the bathroom. There is also a stylish modern kitchen. The houses are cleverly designed to maximise living space and encourage light whilst being easily maintained and economical to run. A much loved home for many years, the property provides 2 double bedrooms, and a dressing/study area upstairs with a newly fitted modern bathroom, comfortable sitting room and a well-equipped kitchen with dining area to the ground floor.

Ideal for those requiring access to the University of York, West Moor Lane is well placed for access to York city centre and the major road networks further afield. Whilst it has been an excellent full-time home for the current owners, it will also be of interest to young professionals looking for their first home as well as an investment buyer.
Heslington is a very popular village best known as home to the University of York. It has many amenities including pubs, shops, a well-regarded school and is close to Fulford golf club.

Photographs and floorplans 2023

- **Excellent location close to the University of York and all the amenities in Heslington village**
- **Private parking and and access to beautiful green open spaces**
- **Well maintained and upgraded accommodation, with new windows, new bathroom and modern kitchen**
- **2 bedrooms and a small study**
- **Generous sitting room**
- **Well-equipped kitchen with dining area**
- **Separate utility**
- **Low maintenance property, ideal professional home or lock up and leave**
- **Easy access to York city centre and the railway station**
- **Ideal for a young professional couple seeking their first home/ investment buyer**

Freehold

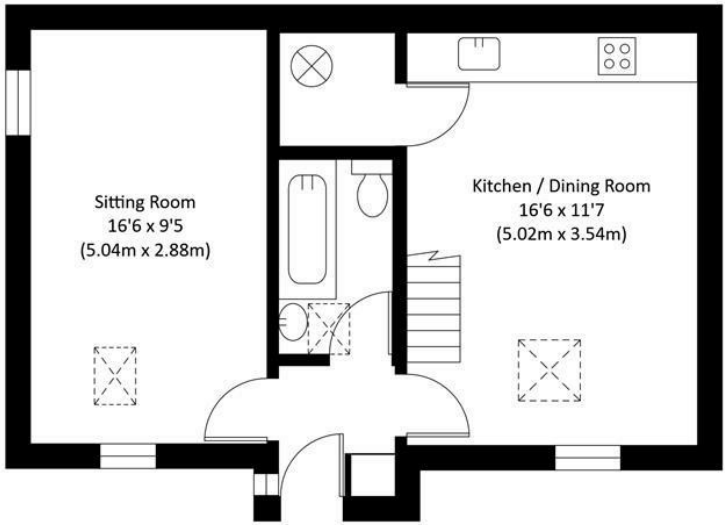




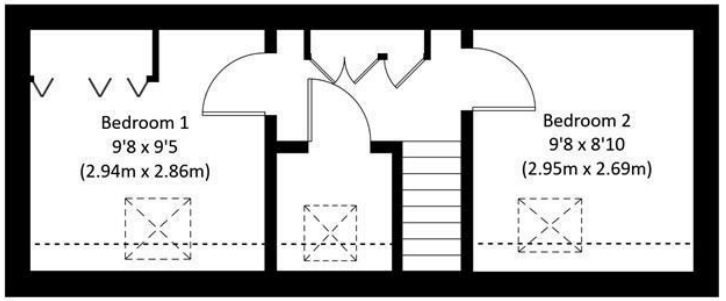


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APPROXIMATE GROSS INTERNAL FLOOR AREA
705 SQ FT / 65.48 SQ M

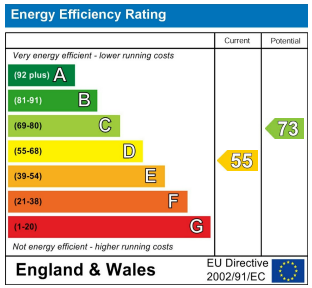


Ground Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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