



Set within the exclusive new Moor Lane Drive development, this exceptional detached residence offers stylish contemporary living in one of York's most desirable village locations, on the edge of the ever-popular Bishopthorpe.

## Imagery Disclaimer:

Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

Located in the brand new Moor Lane Drive development this beautifully presented new build detached home offers contemporary living in a highly sought-after location on the edge of the popular village of Bishopthorpe.

At the heart of the home is a stunning open-plan family kitchen, designed for both everyday living and entertaining. This impressive space flows seamlessly into the garden, creating a bright and sociable environment. In addition, the property benefits from two spacious reception rooms, offering versatility for formal living, a home office, or playroom.

Finished to an exceptional standard throughout, the property features three generous bedrooms and three modern bathrooms, making it ideal for growing families or those seeking flexible living space.

Externally, the home enjoys a landscaped rear garden, perfect for relaxing or entertaining, along with a driveway and double carport providing ample off-street parking.

Situated just a few miles south of York, Bishopthorpe is a highly desirable village known for its charming character and strong community feel. The village offers a range of local amenities including shops, pubs, cafes, and well-regarded schools, as well as scenic riverside walks along the River Ouse. With excellent transport links to York city centre and beyond, Bishopthorpe perfectly balances peaceful village living with convenient access to urban amenities.

## Specification

### Flooring

Hall, open plan areas, study, utility & ground floor

WC: Karndean LVT flooring – Washed Character Oak

Lounge & bedrooms: Fascination Touchdown carpet in Ivory 440 with quality acoustic underlay

Bathrooms, en suites & WCs: Napoli White Stone Effect wall/floor tiles, 600 x 300mm, laid horizontally in stack bond pattern

### Internal Joinery

Premdor white primed ladder-style internal doors

Doors finished in Slaked Lime Mid Eggshell paint

### Ironmongery

Hampstead Thea lever handles on rose in antique brass finish

### Bathrooms & WCs

Villeroy & Boch Architectura wall-hung WCs with slimline seats

Brass finish flush plates throughout

Selected vanity units in Stone Grey shaker style

Villeroy & Boch washbasins and handwash basins throughout

Edge mono basin mixer taps in brushed brass finish

### Showers & Brassware

Emotion round fixed shower heads with brushed brass finish

Thermostatic shower valves in brushed brass

Handheld shower kits with wall outlet and PVC hose

Heating - Air Source Heat Pumps

## Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

