



## THE DAIRY MOREBY

YORK, YO19 6FR

£520,000  
LEASEHOLD

READY TO MOVE INTO | INCENTIVES AVAILABLE

Monroe proudly presents the Courtyard at Moreby Hall, an exquisite array of contemporary homes with private off-street parking, nestled among beautifully manicured grounds.

MONROE

SELLERS OF THE FINEST HOMES

# THE DAIRY MOREBY

- Grade II Listed Property
- Two Bedrooms
- Expertly Redeveloped
- A Stones Throw From York
- Former Manor House
- Countryside Views
- Off Street Parking



To arrange your viewing of this new home and avoid disappointment, please call Monroe!

Monroe presents Moreby Hall, a striking collection of contemporary and sophisticated homes with private off-street parking, nestled among mature, impeccably manicured grounds. There are 9 properties, each exuding its unique charm.

This exciting new development is located a stone's throw from York City Centre. The Grade II listed building, a former manor house, has been skilfully renovated to extremely high standards.

The properties have been expertly developed to the highest standards, featuring:

- Spacious outside amenities for socializing and relaxing
- Quality fitted kitchens with quartz worktops and high-spec Bosch appliances
- Herringbone flooring
- Luxury bathrooms
- Underfloor heating downstairs in all properties
- Fantastic views and ample parking

## Environs

Moreby Hall is a private estate located between the villages of Escrick, Stillingfleet, and Naburn, with easy access to the A64 and York via the River Ouse. The

property boasts 300 meters of riverside frontage.

The property is located approximately 3 miles south of York and has easy access to the A64 dual carriageway, which connects directly to the A1(M) and the national motorway network. The surrounding commercial centre of North West and East Yorkshire are easily accessible, as is Leeds/Bradford Airport. In addition, there is quick access to the East Coast mainline from York city centre, making London Kings Cross less than 2 hours away.

## Directions.

From York city centre, head south on the A19. Just before you reach the A64 bypass, turn right onto the road signposted to Naburn and Naburn Marina. After you leave the village of Naburn, you will see the entrance gates to Moreby Hall on the right-hand side of the road.

## SERVICES

We are advised that the property has mains water, electricity, and drainage.

## LOCAL AUTHORITY

North Yorkshire Council

## TENURE

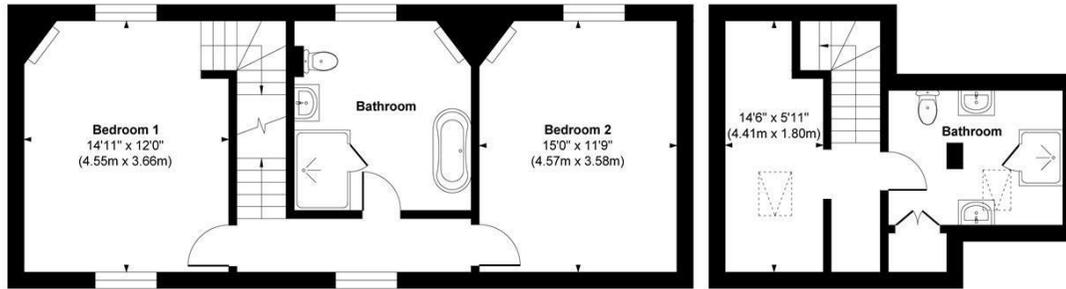
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

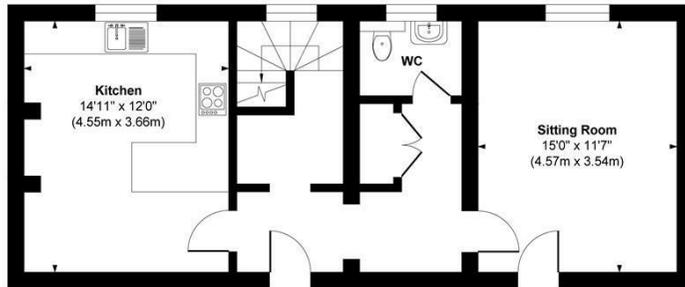
## THE DAIRY MOREBY





**First Floor**  
Approximate Floor Area  
571 sq. ft  
(53.06 sq. m)

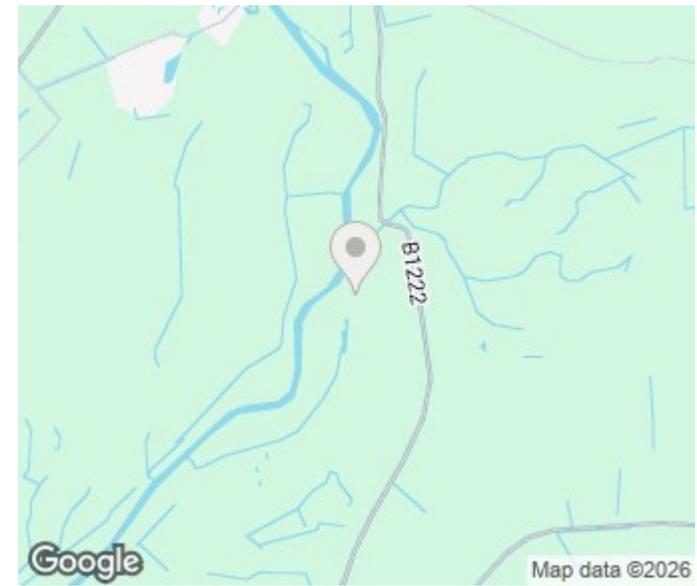
**Second Floor**  
Approximate Floor Area  
240 sq. ft  
(22.28 sq. m)



**Ground Floor**  
Approximate Floor Area  
571 sq. ft  
(53.06 sq. m)

**Approx. Gross Internal Floor Area 1382 sq. ft / 128.40 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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