



8 Pool Lane  
Nun Monkton York, YO26 8EL  
Guide price £479,950



A SURPRISINGLY SPACIOUS FOUR BEDROOMED HOME RECENTLY RENOVATED AND OF SIGNIFICANT CHARM, CHARACTER AND QUALITY LOCATED ON THE FRINGE OF THIS MOST SOUGHT AFTER A59 YORK ROAD COMMUTER VILLAGE IDEALLY SITUATED FOR THOSE REQUIRING ACCESS TO HARROGATE, YORK AND LEEDS  
LOUNGE THRO DINING ROOM BREAKFAST KITCHEN BATHROOM AND WC  
SUPERBLY PRESENTED EXTENSIVE REAR GARDEN STUNNING VILLAGE LOCATION EPC E



### **Description**

Nestled on the outskirts of a picturesque village, this delightful double fronted home offers four bedrooms and stunning rural views from both the front . The property has undergone significant upgrades, resulting in beautifully presented living spaces. Stepping inside, you'll find a welcoming hallway, cottage style kitchen an open plan lounge and dining room featuring a cosy log burning stove, and access to the rear garden. The property also boasts four bedrooms, a bathroom, and a separate WC. Notable interior features, double glazing, and tasteful décor throughout. Beyond the indoors, you can enjoy the lawned gardens at both the front and rear of the property and off street parking

### **Location**

Nun Monkton is a picturesque conservation village situated off the A59 providing easy access into Harrogate, York, Leeds and the A1 (M). Rail links can be found in the neighbouring village of Kirk Hammerton with connections through to York and Harrogate the former having regular services to London on the East Coast Mainline. Within the village is a primary school, village pub and green which extends to about 20 acres. There are a number of secondary schools both state and independent within a 10 mile radius.

### **Directions**

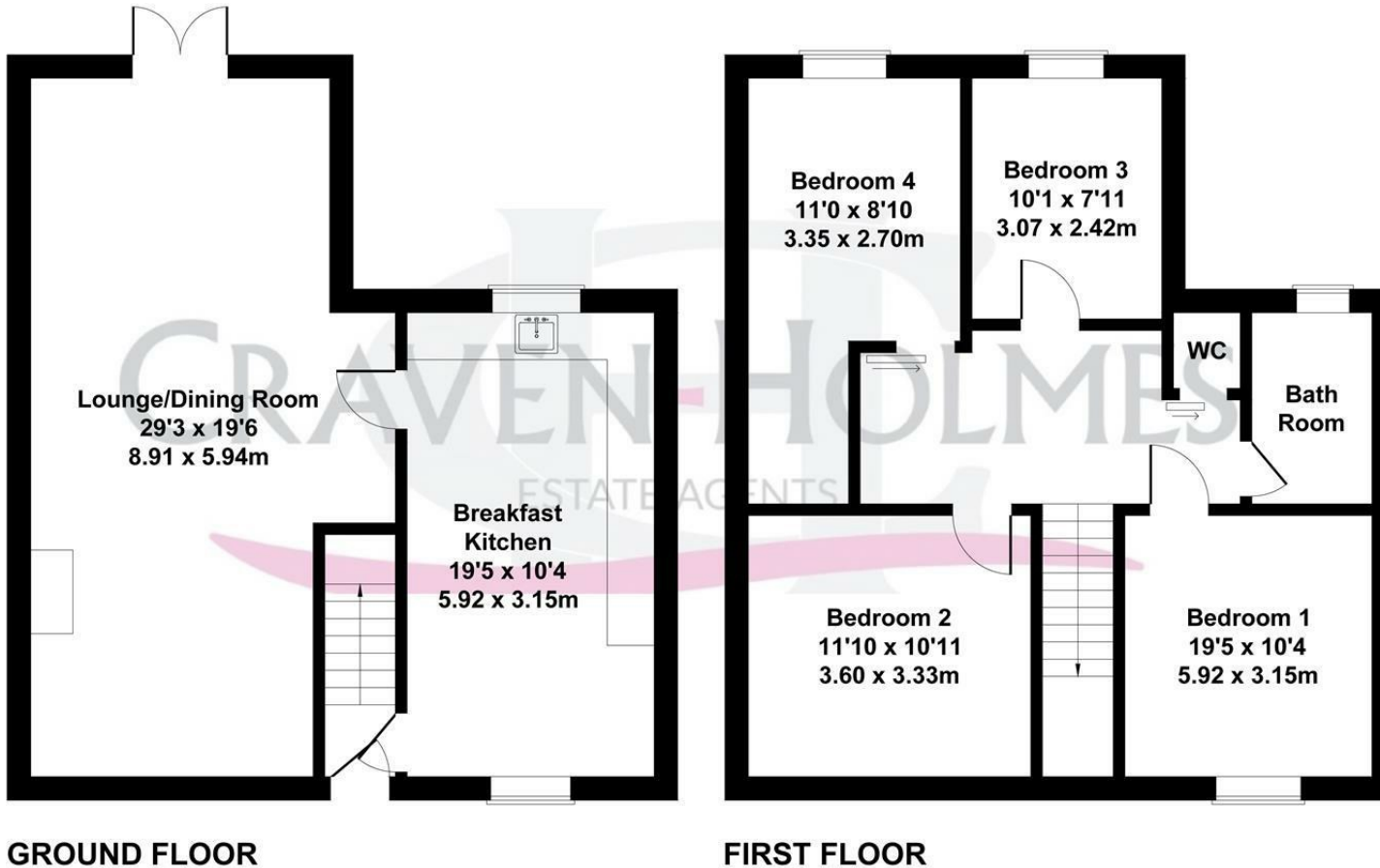
Leave York along the A59 Harrogate road for approximately 6 miles and turn right opposite the petrol station. Proceed for 2 miles, where South View Cottages are located on the left hand side, No. 8 being easily identified by our 'For Sale' board.



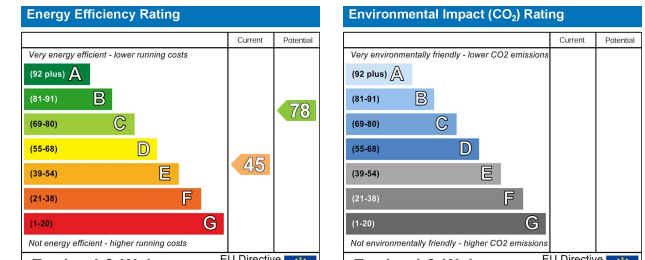


# Pool Lane, Nun Monkton

Approximate Gross Internal Area  
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2024  
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