



ROB LETTS

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Orchard Court, Monkgate, York

Guide Price £685,000

4 3 2



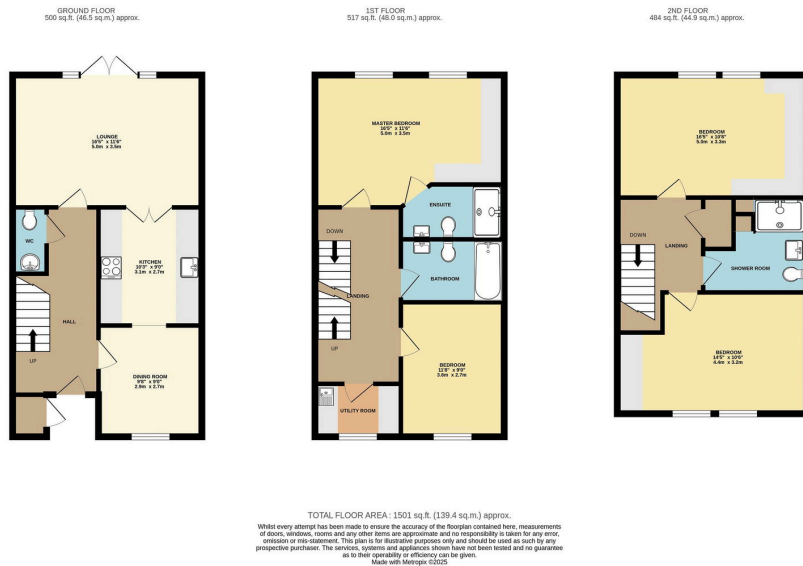
Located just outside the historic Monk Bar in a secure, gated development of only seven homes, 4 Orchard Court is a beautifully built **freehold four-bedroom townhouse** offering space, quality, and convenience. Constructed by respected local builders Mack & Lawler, this three-storey home features a **south-facing courtyard garden, solar panels** generating approx. £350 per year, and a private **EV charging point**.

Inside, the layout is ideal for modern living, with a bright open-plan kitchen/dining area leading to a spacious living room with French doors opening onto the garden. The first floor includes two double bedrooms (one with en-suite), a family bathroom and a utility room. Two further double bedrooms and additional storage are found on the top floor.

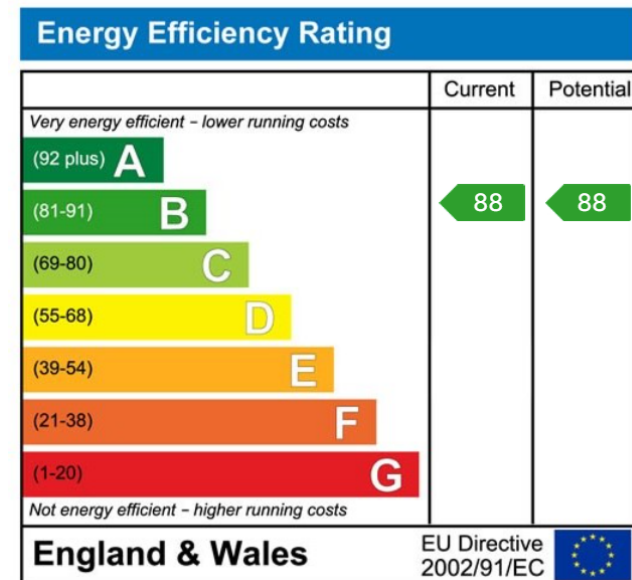
Additional features include a **water softener**, built-in wardrobes, ample storage, and a designated parking space. Residents benefit from communal gardens, herb garden, bike store, and a friendly residents' association with a modest £450 annual fee.

This is a rare opportunity to enjoy city-centre living in a peaceful, close-knit community – all just a short stroll from **York Minster**, shops, restaurants, parks, York Hospital, and more.





- Freehold 4-bed townhouse in a private gated development of just 7 homes
- Four double bedrooms, two bathrooms + utility room & generous storage throughout
- Solar panels generating approx. £350/year income via FIT + energy savings
- Friendly residents' association with low service charge (£450/year)
- Built by Mack & Lawler – trusted local builders known for quality craftsmanship
- South-facing courtyard garden – perfect for relaxing or entertaining
- EV charging point installed 3 years ago + designated parking space
- Access to communal herb garden, compost heap, bike store, and gardens
- Prime location just outside Monk Bar – walk to York Minster, shops & parks
- Quote RL0918 when calling to book your viewing



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