



ROB LETTS

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Orchard Court, Monkgate, York

Offers Over £650,000

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.

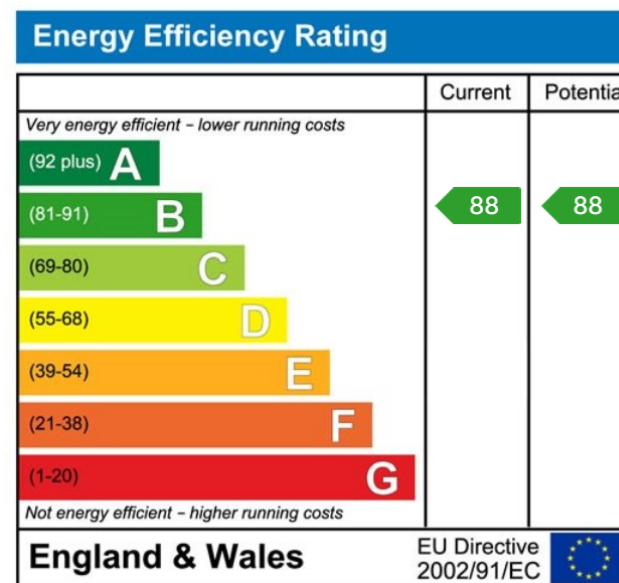
Constructed by respected local builders Mack & Lawler, this three-storey home features a south-facing courtyard garden, solar panels generating approx. £350 per year, and a private EV charging point. Inside, the layout is ideal for modern living, with a bright open-plan kitchen/dining area leading to 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
- South-facing courtyard garden
- Four double bedrooms, three bathrooms + ground floor W.C.
- EV charging point + designated parking space
- Solar panels
- Communal herb garden, compost heap & bike store
- Friendly residents' association
- Prime location just outside Monk Bar
- Built by Mack & Lawler
- Quote RL0918 when calling to book your viewing



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