



12 SOUTH VIEW
Nun Monkton, York



12 SOUTH VIEW

Pool Lane, Nun Monkton, YO26 8EL

A most deceptive recently constructed 4-bedroom. 3-bathroom semi-detached house offering 1,649 sqft of accommodation in the popular village of Nun Monkton. Beautifully presented throughout, with high specification fixtures and fittings and with gardens backing onto open fields.

ACCOMMODATION

Construction completed 2021

4 Bedrooms

3 Bathrooms

Stunning Living/Dining Kitchen

Finished to a high specification

Fabulous position

Gardens backing onto open fields

Traditional village with duck pond



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Situation and Amenities

Nun Monkton is a picture postcard village positioned between Harrogate and York making it perfect for commuters and those needing access to the rail networks. The village has a central green where locals graze their cattle, a duck pond and Maypole. There is a super village primary school, and the Alice Hawthorn public house has gained a reputation for its fantastic fare.

Description

12 South View is a wonderful modern four-bedroom home that has been skilfully constructed in a sympathetic manner to match its surroundings. Positioned with views to the front and rear over open countryside. the property is located on the edge of Nun Monkton a highly sought-after village within easy access of York and Harrogate. Deceptively spacious throughout, the house offers 1,649 sqft accommodation and has been beautifully presented with a neutral theme throughout. The bathrooms are gorgeous and seamlessly blend the practical with a designer feel. The rear showstopper is the Living/Dining Kitchen, this exudes quality and style mixed with practicality.





Ground Floor

To the ground floor an Oak Framed entrance porch leads to the entrance hall with cloaks/w.c, plant/storage cupboard, utility room, sitting room, and living/dining/kitchen.

First Floor

A return staircase leads to the first floor with two bedrooms to the front elevation and house bathroom with bath and separate shower cubicle. Beyond this and to the rear elevation is the principal bedroom suite with ensuite shower room and window to the rear overlooking open countryside and woodland.

Second Floor

Currently used as a guest suite there is a large bedroom, dressing area and large ensuite shower room. This space would equally suit those wanting multigenerational living and wanting an area for grandparents or equally grown-up children.



Outside

The property is approached through timber double gates giving vehicular access to the tarmac driveway and providing off street parking for numerous vehicles. There is also a timber pedestrian gate to the side. The lawned gardens are a fantastic size and to the rear are South West facing enjoying the afternoon sun.

Local Authority and Council Tax Band

North Yorkshire Council. Band E.

Services and other information

The property has Air Source central heating, Mains electricity and water and a private water treatment plant split with 3 other properties.

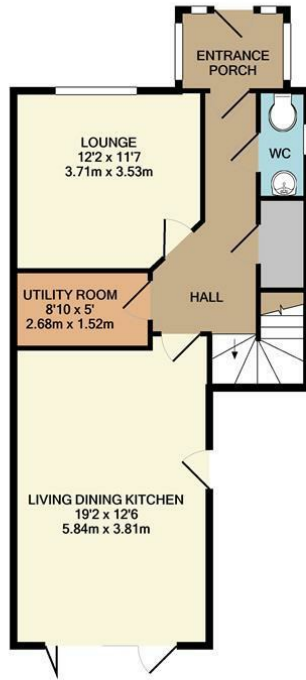
Particulars and Photography

The particulars were written, and photographs taken in August 2023.

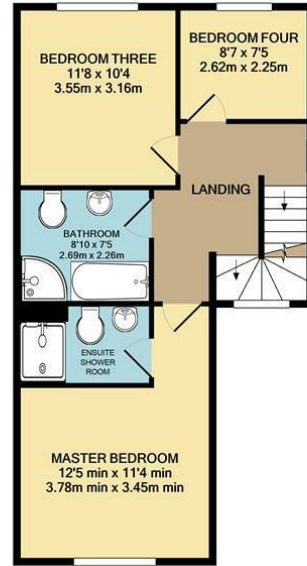
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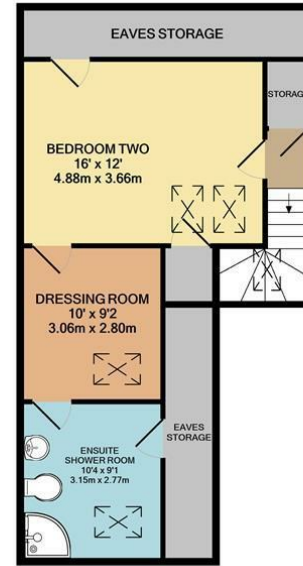
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1745 SQ.FT. (162.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

