



THE OLD CARRIAGE HOUSE

53 Monkgate, York

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Ideal bolt hole or investment: distinctive period house a stone's throw from the city walls

*Monk Bar/City walls 350 yards • York Railway Station 1 mile
Castle Howard 14 miles • Yorkshire Heritage Coast 40 miles*

Vestibule • 2 reception rooms • kitchen/breakfast room • utility/laundry room

2 bedrooms • 2 bathrooms

Private flagged courtyard

For Sale Freehold

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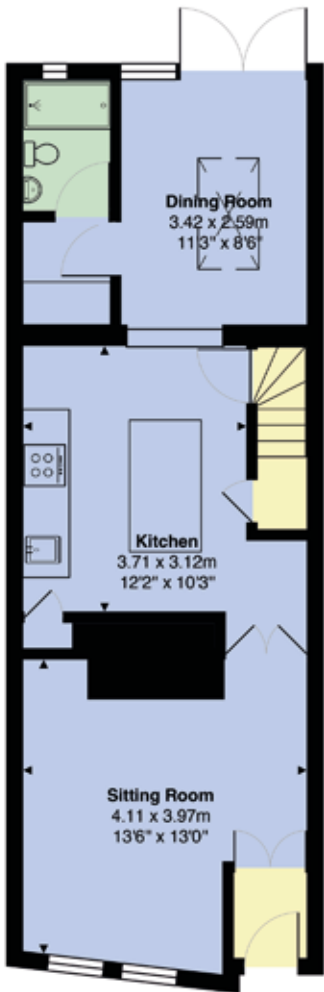
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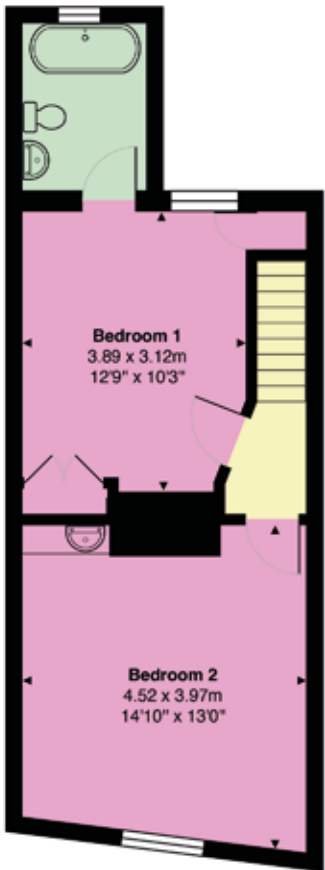
The Old Carriage House, 53 Monkgate, York YO31 7PB

Approximate Gross Internal Floor Area
942 SQ FT / 87.5 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Area: 48.4 m² ... 521 ft²



First Floor
Area: 39.1 m² ... 421 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

Monkgate sits on the edge of the medieval gateway into York's city centre and is lined with handsome period buildings. The Old Carriage House is a landmark building. It was designed to store horse-drawn carriages and is believed to date from the mid-nineteenth century. Now fully renovated and refurbished, this captivating period house is distinguished by its high ceilings, tall sash windows and well-proportioned rooms along with its towering chimney stack. It lies just 350 yards from the bar walls which shield the historic city, within a comfortable stroll of city centre amenities.

Currently run as a successful holiday let business, The Old Carriage House would work equally well as a convenient bolt hole.

- Charming period house with a courtyard
- Premium location just outside the city walls
- Well-designed accommodation of nearly 1000 sq ft
- Beautifully appointed with high specification fittings
- 2 bedrooms, 2 bathrooms (one ground floor)
- Courtyard garden accessed from the dining room
- Convenient for city centre amenities and railway station
- Ideal bolt hole, investment property/holiday let
- No onward chain



Tenure: Freehold

EPC Rating: D

Services & Systems: All mains services. Gas central heating.

Additional Notes: The property has been successfully run as a holiday let and in the last 12 months has produced an income of nearly £45,000 gross.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York council www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





53 Monkgate is a link-attached house, arranged over two floors with newly updated sash windows and good ceiling heights throughout. Its bijou scale is charming, and all of the interiors are beautifully appointed, enhanced by character features such as quarry tiles, restored wooden floors, cornicing and fireplaces. Recent renovations have included hardwood floors, recessed downlights, a lantern window and contemporary kitchen and bathroom fittings.

The front sitting room has two sash windows facing south across the elegant street and a wood-burning stove. Beyond lies the contemporary fitted kitchen with an island unit, quartz worktops and integrated appliances along with a traditional pantry cupboard.

Two steps ascend to the dining room, a wonderful space illuminated by a lantern

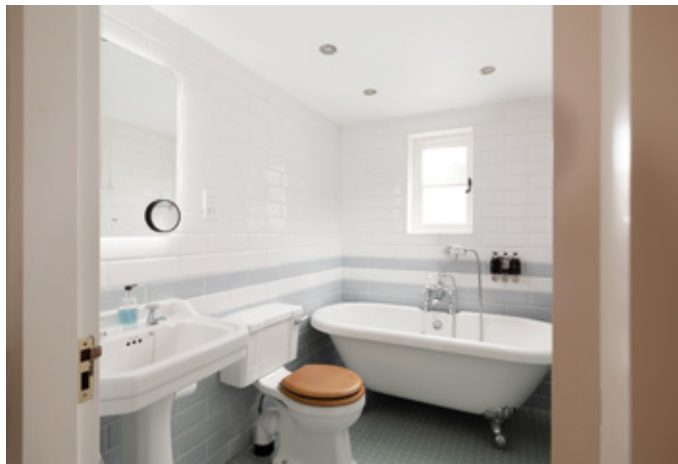
window and a glazed door with sidelights that opens onto an attractive courtyard garden.

The walled and stone-flagged courtyard provides ample space for al fresco dining and enjoys privacy with some west facing light.

On the first floor are two double bedrooms and a bathroom with a freestanding bath with shower over. In addition, there is a useful bathroom on the ground floor with natural light and including a WC and a walk-in shower.

We have been advised that the current income generated is circa £45,000 per annum. The property is available for sale with bookings in place should the new owner wish to maintain the income stream. Further figures and details regarding occupancy rates may be made available upon request.





Environs

York is one of the UK's most visited cities and a thriving cultural highpoint in Northern England. Monkgate is a prestigious address, ideally located for easy access to the railway station and all city centre amenities as well as to the outer ring road. The city is particularly well served by the railway with mainline connections to Manchester/Airport, Edinburgh and London Kings Cross.

Directions

On Monkgate, heading in a northerly direction out of York city centre, The Old Carriage House (No. 53) can be found on the left hand side immediately adjacent to a parterre garden.

What3words: ///take.motion.loud

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** July 2025. Brochure by wordperfectprint.com



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