



## Monkgate, York, YO31 7PF

- Close to City Walls
- Three Shower Rooms
- Courtyard
- Grade II Listed
- Requires Modernisation
- No Onward Chain

**£575,000**



# Monkgate, York, YO31 7PF

## DESCRIPTION

A fabulous opportunity to purchase a five story, six bedroom property just a few hundred yards from York's historic city walls.

Upon entering the property there is an entrance hall running front to back with stairs to both the basement and the first floor as well as a door leading to the rear courtyard.

The living room is found to the front of the property and the kitchen to the rear with a range of base and wall units and space for free standing appliances.

The basement has a storage cupboard and double bedroom with ensuite shower room. The first and second floor each have two double bedrooms and shower rooms with sink, W.C and shower cubicle.

To the third floor there are two further double bedrooms.

Externally there is a walled courtyard.

Offered for sale with no onward chain this property is in need of modernisation and provides a blank canvass for somebody to create a fabulous family home or investment property subject to necessary permissions.

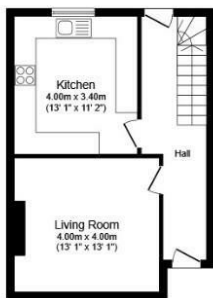






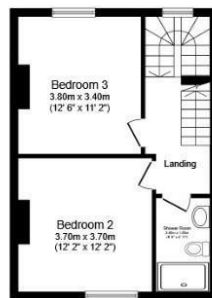
### Basement

Floor area 26.6 sq.m. (287 sq.ft.)



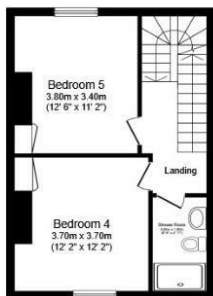
### Ground Floor

Floor area 39.1 sq.m. (421 sq.ft.)



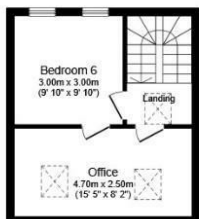
### First Floor

Floor area 40.3 sq.m. (434 sq.ft.)



### Second Floor

Floor area 40.3 sq.m. (434 sq.ft.)



### Third Floor

Floor area 27.1 sq.m. (292 sq.ft.)

Total floor area: 173.5 sq.m. (1,867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

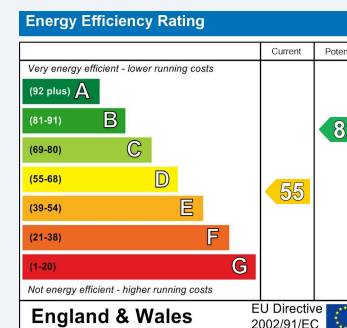
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.