

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Monkton Road
, York
YO31 9AJ

Freehold
Council Tax Band - B

- Traditional Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Bathroom & Cloakroom
- Gardens & Garage
- Excellent Condition Throughout
- EPC- TBA



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

FIRST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is included in plan the quantities with form part of the overall floor area and no responsibility is taken for any errors, omissions or misstatements. This plan is the 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. Measurements are given in metres and feet. Measurements are given in metres and feet. Measurements are given in metres and feet.

TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.



Monkton Road
, York
YO31 9AJ

£325,000

 3  1

A large three bedroom semi detached family house, tastefully presented having been the subject of a scheme of improvements and constant maintenance over the years.

This design of property is highly sought after for the generous room sizes with three double bedrooms. The property benefits from a resin driveway down the side of the property to a detached garage and landscaped garden.

A superb family house at a most realistic price.

Council Tax Band- B

