

YO31 7PF York Monkgate

Freehold Council Tax Band - E

- Period Town House
- · City Central LCoation
- · Period Features
- Large Rear Garden
- Store/Garage & Parking
- In Need Of Refurbishment
- EbC C

> 4.3m × 4.1m BEDBOOM

MOORDOOM 14'0" × 9'10" m0.5 × m5.4

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 is of particulars in good working order, or that the property is in good structural condition or the order of the order and we would be be as statement of fact'. If there is any point which is of particular importances, equipment or facturatial condition or otherwise. Any assuments flow have not tested any services, equipment or factinaties 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 of the areas, and in the endition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the items and as to the correctness of each of the areas ments of particulars. No person in the employment of Anat and an automating to the sectors in the satisfy themselves any service is and to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time approach. Any each ments contained in these particulars. No person in the employment of Anatom support of the employment of the anatom support of the employment of the vendor.





220 sd.ft. (51.1 sd.m.) approx. GROUND FLOOR







200 SUD FLOOR 220 sq.ft. (20.5 sq.m.) approx.

## Ashtons

## Monkgate, York, YO31 7PF

## Monkgate York YO31 7PF

£450,000



A charming three-storey period townhouse located on the prestigious Monkgate, within easy walking distance of York city centre and York Minster. This sought-after community enjoys a variety of amenities including restaurants, shops, excellent schools, and supermarkets nearby.

The accommodation features a spacious reception hall leading to a sitting room and through to the dining room, which boasts a fireplace and overlooks the rear south-facing garden. The kitchen is equipped with a range of fitted units, and adjacent is the family bathroom. The first and second floors house three double bedrooms, showcasing various period features throughout.

Notably, this centrally positioned York townhouse includes a rare feature: a long and well-established private garden at the rear, along with a store/garage.

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