



Monarch Way
Acomb, York
YO26 5TB

Offers Over £274,000



Located in the ever-popular residential area of Acomb, just off Boroughbridge Road, this beautifully presented townhouse offers spacious and flexible living, ideal for a range of buyers. Offered with no onward chain and ready to move straight into, this modern home also boasts a generous rear garden and off-street parking for two vehicles.

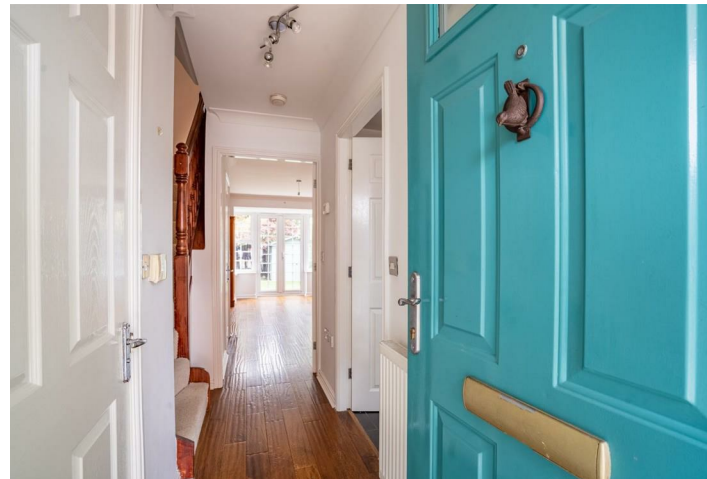
Tucked away within a well-regarded development, Monarch Way enjoys excellent access to local amenities, Acomb centre, regular bus routes to York city centre and train station, as well as the outer ring road for commuters.

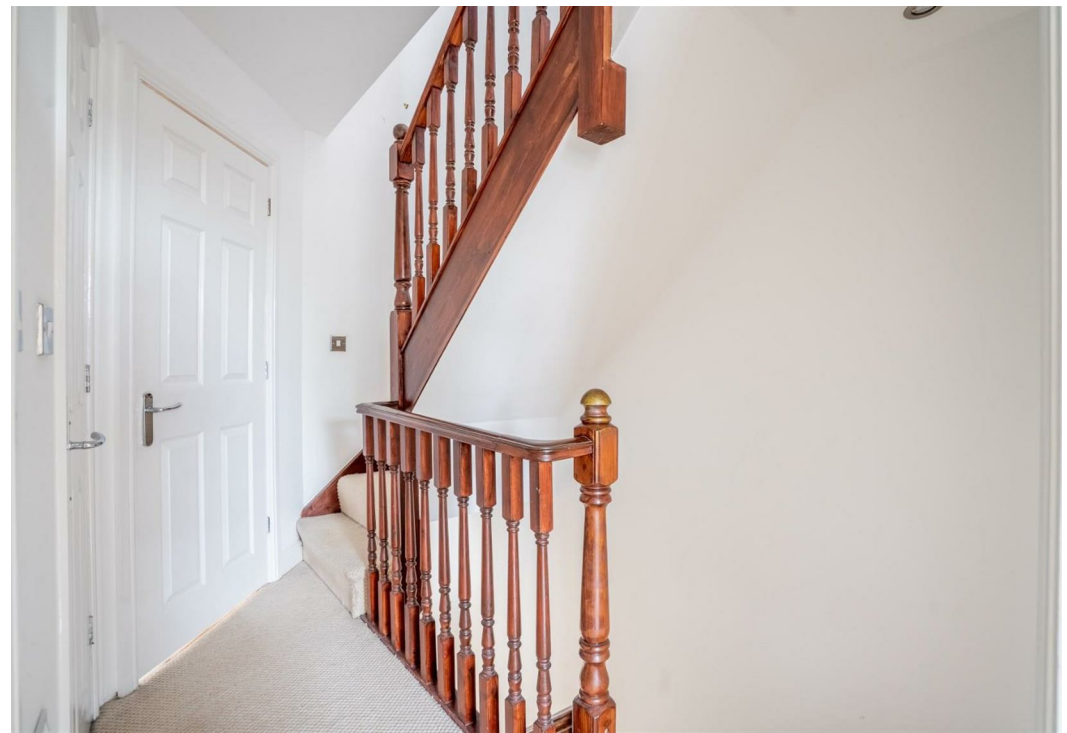
The ground floor opens with a welcoming entrance hall featuring solid wood flooring, leading to a spacious open-plan living and dining area at the rear, with French doors opening out to the garden. The stylish kitchen is positioned at the front, fitted with a range of modern wall and base units offering ample storage, and there is a convenient ground floor cloakroom/WC.

To the first floor are two well-proportioned double bedrooms and a sleek, modern three-piece family bathroom. The second floor features a large loft room with Velux windows, eaves storage, and underfloor heating. This room offers the potential to be used as a third bedroom, subject to the necessary regulation and paperwork.

Externally, the property benefits from a well-maintained rear garden, predominantly laid to lawn with patio seating areas and established flower borders, all enclosed by mature hedging for privacy. To the front, there is off-street parking for two vehicles.

Council Tax Band C
EPC Rating - TBC

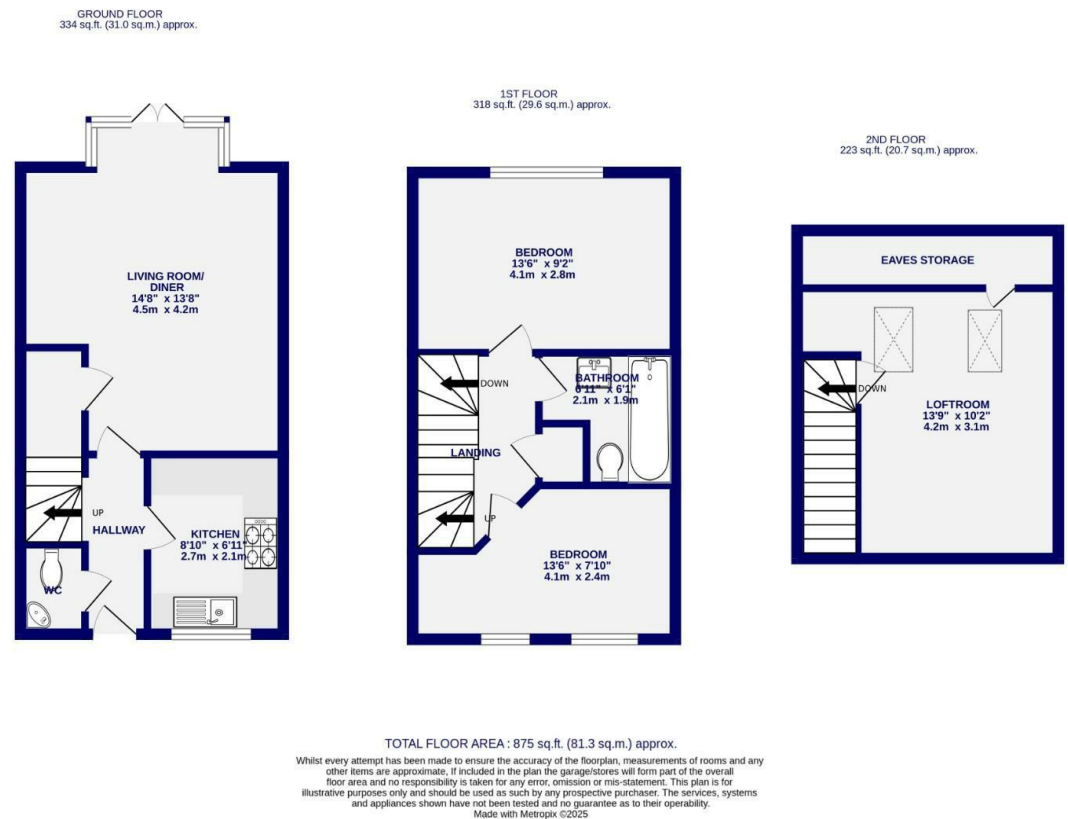




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Freehold
Council Tax Band - C

- End Townhouse
- Two Double Bedrooms
- Popular Residential Development
- Well Maintained Throughout
- Driveway Parking
- Loft Room
- No Onward Chain
- EPC C



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