



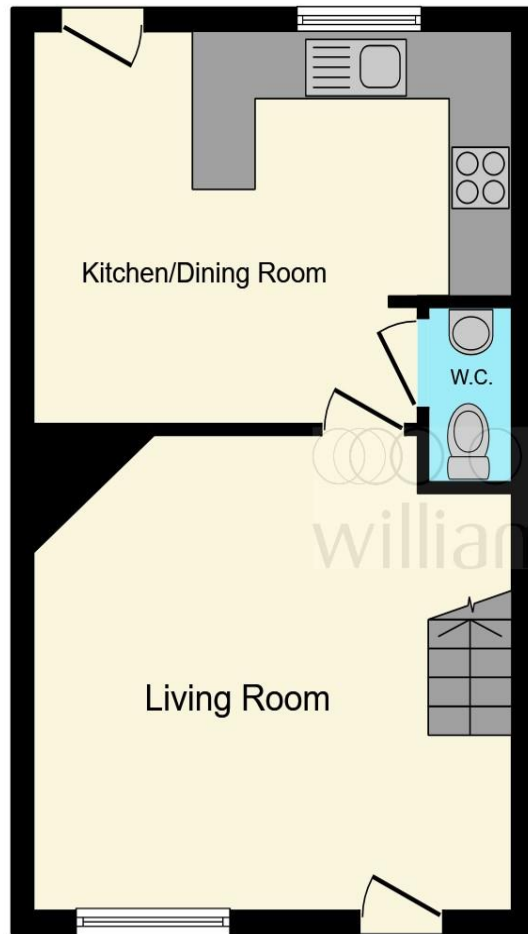
**Monckton Rise, South Newbald, York, YO43 4RX**

***Welcome to***

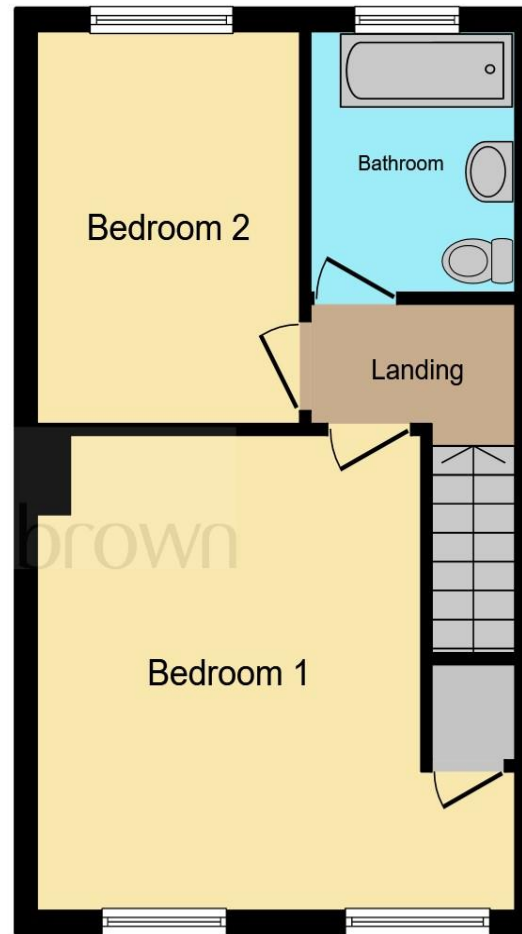
**Monckton Rise, South Newbald, York**

This well-presented two-bedroom mid-terrace property, set in the ever-popular South Newbald location, offers an ideal opportunity for first-time buyers or those looking to downsize.





**Ground Floor**



**First Floor**

## WC

### Lounge

15' x 13' 9" (4.57m x 4.19m)

### Kitchen /Diner

15' x 10' 7" (4.57m x 3.23m)

### Landing

### Bedroom 1

15' 1" x 15' (4.60m x 4.57m )

### Bedroom 2

11' 3" x 8' 2" (3.43m x 2.49m)

### Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

### Garden

### Agents Note

Please note this property has a section 106. Low-cost housing units, this property can only sell for 75% of the market value

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Monckton Rise, South Newbald, York

- Located in a highly desirable village with beautiful countryside walks nearby
- Private driveway for off-street parking
- Well-maintained and in good condition throughout
- Stylish open plan kitchen diner
- Surrounded by natural beauty and scenic walking routes

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

# £138,750



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV107034 - 0005

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