



20 Muncastergate, York YO31 9LA

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MOODY

Extended and renovated to a high standard throughout, this traditional semi-detached home is ready for its next owners to move straight in. Ideally located just off Malton Road, it offers convenient access to York city centre and the outer ring road.

The property provides generous accommodation across three floors, featuring open-plan living, three bedrooms and a family bathroom on the first floor, along with a spacious master suite with en-suite shower on the top floor. Externally, the home sits within well-maintained, landscaped gardens and benefits from an extended garage, now incorporating a utility room, cloakroom, and additional storage space.

- Impressive Extended and Renovated Family Home
- Hallway with WC off
- Bay Fronted Living Room with Log Burning Stove
- Extended Dining Kitchen with Bi-fold Doors
- Two First Floor Double Bedrooms
- Single Bedroom and Four-Piece Suite House Bathroom
- Top Floor Master Suite with En-Suite Shower Room and Dressing Area
- Immaculate Sunny Gardens
- Garage with Utility Area, Cloakroom and Storage
- Within Easy Reach of City Centre, Monks Cross Retail Park and A64

**Guide Price £695,000**

**Tenure: Freehold**

**Council Tax Band: E**

**20 Muncastergate**  
 Approximate Gross Internal Area = 187.4 sq m / 2017 sq ft  
 Garage / Store = 23.6 sq m / 254 sq ft  
 Total = 211.0 sq m / 2271 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



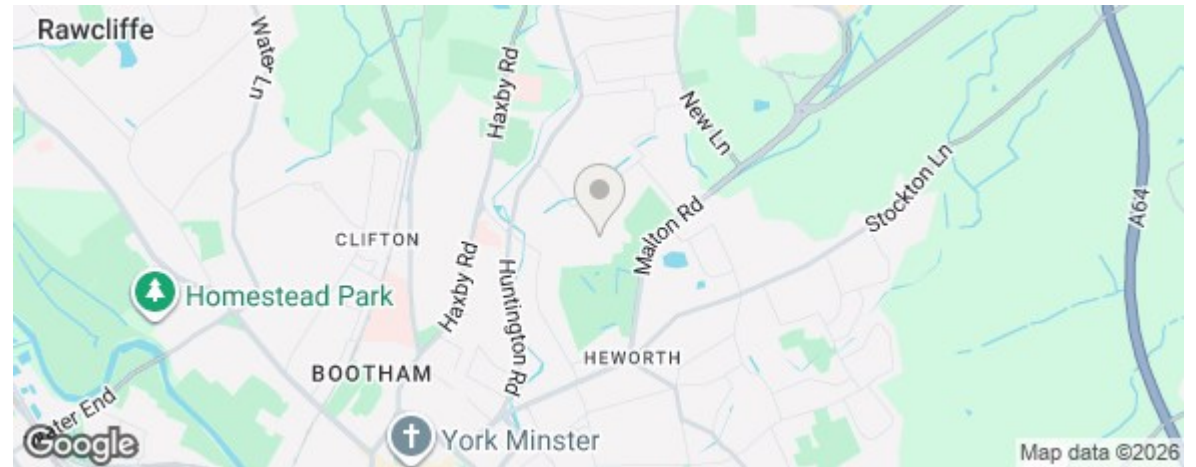
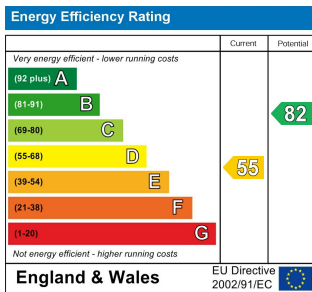


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Ground Floor

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**IMPORTANT NOTICE**

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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