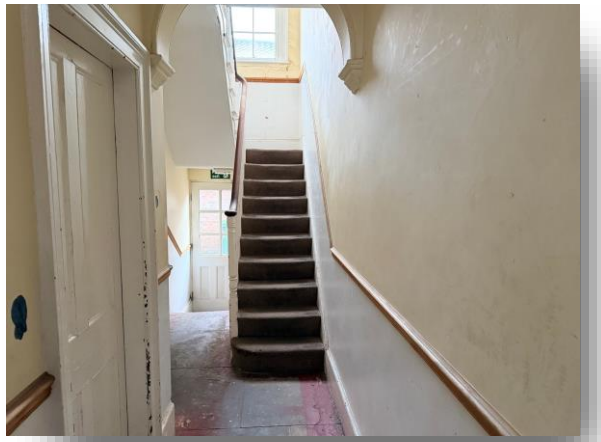
Monkgate,York YO31 7PF

william
h brown

welcome to

Monkgate,York

Just a short stroll from York's historic city walls, this five-storey, six-bedroom home offers fantastic potential for anyone looking to create something special.



Basement Hallway
Basement Bedroom
12' 2" into recess x 11' 10" (3.71m into recess x 3.61m)
En Suite Basement Bedroom
Entrance Hall
Lounge
12' 10" into recess x 12' 3" (3.91m into recess x 3.73m)
Kitchen
11' 10" x 9' 1" (3.61m x 2.77m)
Bedroom 1
12' 3" x 10' 9" plus recess (3.73m x 3.28m plus recess)
Bedroom 2
12' x 10' 11" into recess (3.66m x 3.33m into recess)
First Floor Shower Room
Bedroom 3
12' 2" x 10' 8" plus recess (3.71m x 3.25m plus recess)
Bedroom 4
12' 2" x 9' 8" plus recess (3.71m x 2.95m plus recess)
Bedroom 5
9' 8" into recess x 9' (2.95m into recess x 2.74m)
Loft Room
15' 2" max x 8' 4" max (4.62m max x 2.54m max)
restricted headheight

Second Floor Shower Room
Rear Garden

welcome to

Monkgate, York

- GRADE II LISTED
- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- CENTRAL LOCATION
- SET OVER FIVE FLOORS

Tenure: Freehold EPC Rating: D
Council Tax Band: D

directions to this property:

Please see map below, for further information please contact the residential sales team on 01904 769991.

£500,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109797

Property Ref:
YOR109797 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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