Monkton Road, York YO31 9AJ

Offers Over £250,000

Stephensons
estate agents & chartered surveyors







A spacious and well-proportioned three-bedroom home offering spacious accommodation, with three reception areas, a conservatory and a generous first floor layout.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps*
EPC Rating: D
Council Tax: B
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







Situated on Monkton Road, this attractive property offers excellent family accommodation arranged over two floors. The property provides a good balance of living and bedroom space, with versatile reception rooms providing plenty of flexibility for modern family life.

On the ground floor, the welcoming entrance leads through to a well-equipped kitchen, together with a separate dining room which opens into the conservatory, creating a lovely additional space for relaxing or entertaining. The generous sitting room provides a further principal reception room, while useful additional storage complete the ground floor.

To the first floor are three well-proportioned bedrooms, including a particularly spacious master bedroom, alongside a family bathroom. The layout offers flexibility for families, guests or those requiring dedicated home-working space.

The property extends to approximately 1,052 sq ft in total, providing considerably more accommodation than may initially be apparent from the front elevation.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1052 SQ FT / 97.71 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900