

Monkton Road, York YO31 9AJ

£275,000

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.



Partners:

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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.

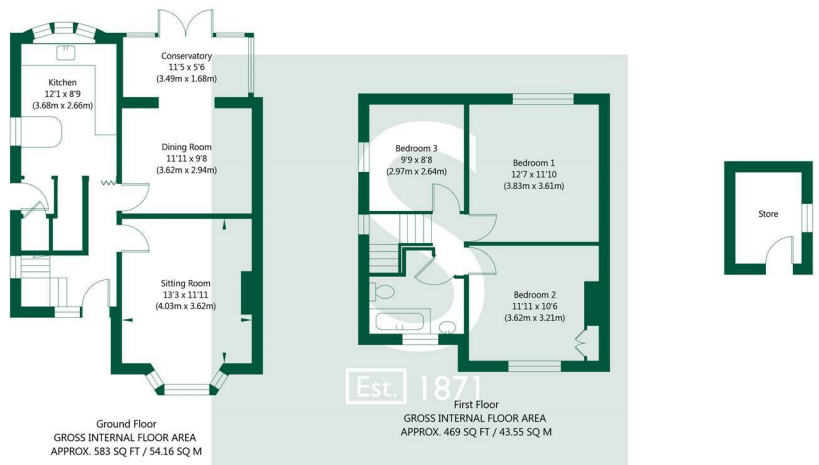
To the first floor are three well-proportioned bedrooms, including a particularly spacious master bedroom, alongside a family bathroom. The layout offers flexibility for families, guests or those requiring dedicated home-working space.

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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