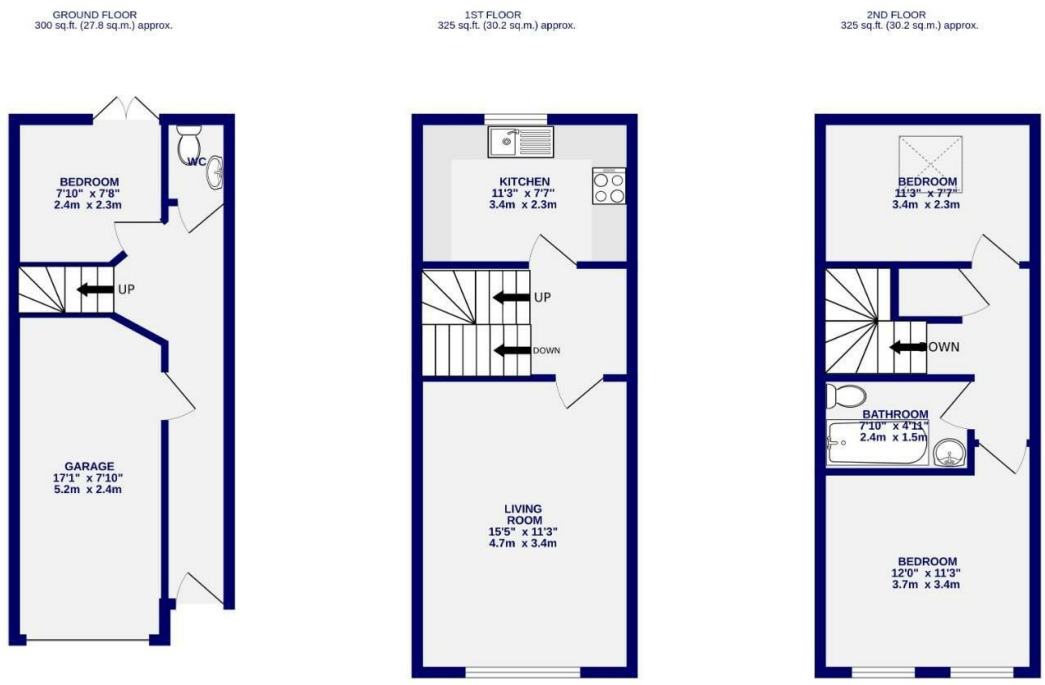
Ashtons

Monkgate, City Centre, York, YO31 7NR

Monkgate
City Centre, York
YO31 7NR

Leasehold - Share of Freehold
Council Tax Band - D

- Three Storey Townhouse
- Three Bedrooms
- Walking Distance York Minster
- Ready To Move Into
- Holiday Lets Permitted
- Driveway & Garage
- No Onward Chain
- EPC E



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN

Monkgate
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Offers Over £300,000

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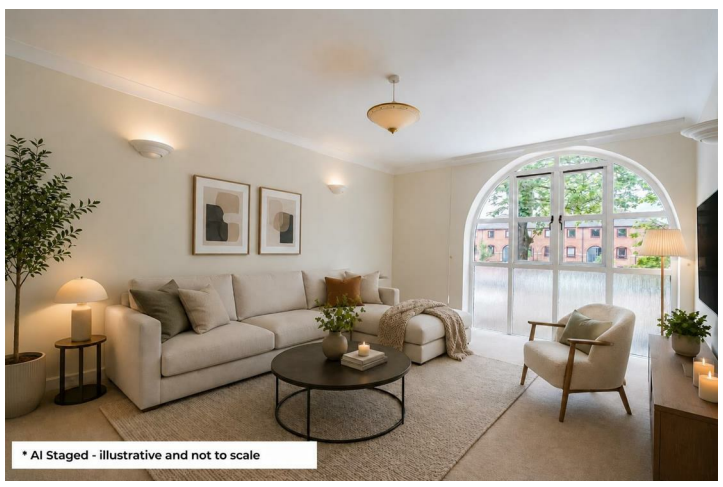
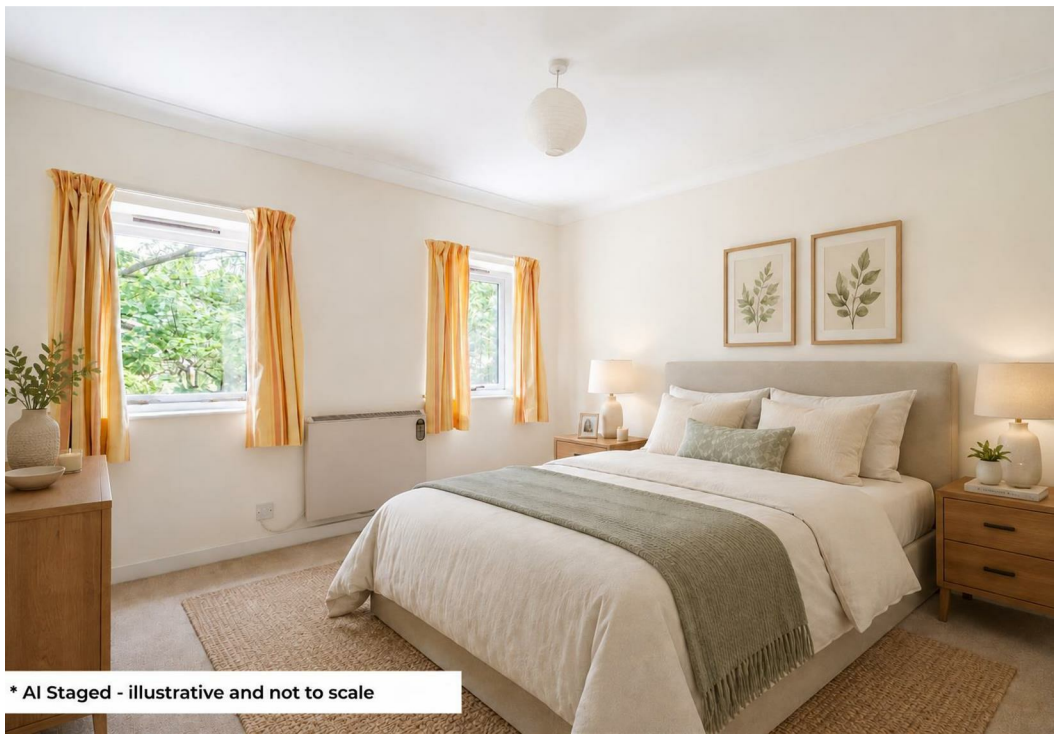
Situated within an exclusive gated development just moments from York's historic city walls and vibrant city centre, this impressive three bedroom townhouse offers spacious and versatile accommodation arranged over three floors. Benefiting from a private courtyard garden, integral garage and views towards York Minster, the property presents a rare opportunity to acquire a city centre home in one of York's most desirable residential locations.

Accessed via a secure gated entrance, the property opens into a welcoming entrance hallway with access to a ground floor cloakroom and the integral garage, complete with light and power. To the rear of the property is a versatile third bedroom, study or snug with French doors opening directly onto the enclosed courtyard garden, creating an ideal space for home working or guest accommodation.

The first floor is dedicated to the main living accommodation and features a generous lounge and dining room flooded with natural light from a large south west facing feature window. To the rear is a separate fitted kitchen offering a range of wall and base units, integrated oven and hob, and space for additional appliances.

To the second floor are two well proportioned double bedrooms and the house bathroom, fitted with a three piece suite incorporating a bath with shower over. The principal bedroom enjoys attractive views through the trees towards York Minster, a rare and sought after feature for a city centre property.

Externally, the property benefits from a delightful enclosed courtyard garden providing a private and low maintenance outdoor space. The integral garage offers secure parking or valuable storage, complemented by visitor parking within the development.

Share of Freehold
Length of lease- 993 years remaining
Ground rent - £0
Service Charge- £550 per annum

Council Tax Band- D