



Monkgate, York, YO31 7PF

- Close to City Walls
- Three Shower Rooms
- Courtyard
- Grade II Listed
- Requires Modernisation
- No Onward Chain

£500,000



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DESCRIPTION

Located on Monkgate, one of York's most central and consistently sought-after residential streets, this five-storey, six-bedroom property sits just a few hundred yards from the city walls and offers substantial accommodation with excellent potential for modernisation.

The entrance hall runs from front to back, with stairs to both the basement and first floor and access to the rear courtyard. The living room is positioned at the front of the property, with the kitchen at the rear, fitted with base and wall units and space for freestanding appliances.

The basement includes a storage cupboard and a double bedroom with an en-suite shower room. The first and second floors each provide two double bedrooms and a shower room with W.C., sink and shower cubicle. The third floor offers two further double bedrooms.

Externally, the property features a walled courtyard.

Offered with no onward chain, the property requires modernisation and represents a strong opportunity to create a city-centre family home or investment property, subject to the necessary permissions. Homes of this scale in such a central Monkgate position are rarely available.

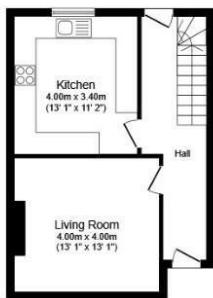






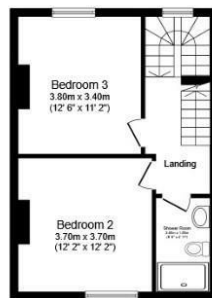
Basement

Floor area 26.6 sq.m. (287 sq.ft.)



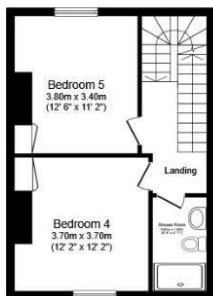
Ground Floor

Floor area 39.1 sq.m. (421 sq.ft.)



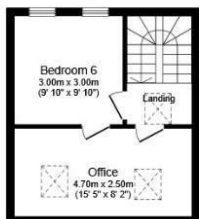
First Floor

Floor area 40.3 sq.m. (434 sq.ft.)



Second Floor

Floor area 40.3 sq.m. (434 sq.ft.)



Third Floor

Floor area 27.1 sq.m. (292 sq.ft.)

Total floor area: 173.5 sq.m. (1,867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

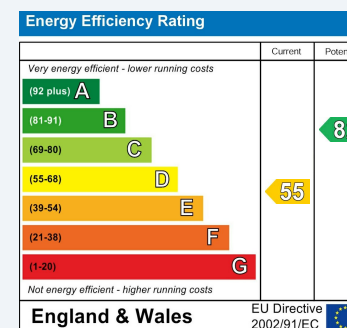
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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