







Monkton Road, York, YO31 9AJ

- Well Presented
- Outbuildings
- Kitchen Diner
- Generous Plot
- Potential To Extend

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A well-presented three-bedroom semi-detached home, occupying a generous plot with excellent outside space, ample off-street parking and fantastic potential for future extension, subject to the necessary planning permissions.

Monkton Road offers spacious and versatile accommodation throughout, making it an ideal family home. The property is set back from the road behind a large gravelled frontage, providing parking for multiple vehicles, with gated access leading down the side of the house towards the garage and garden. The generous side plot is a real feature and offers clear potential for extension or further development, subject to the relevant consents.

Internally, the accommodation begins with a welcoming entrance hall leading into a well-proportioned living room with bay window and feature exposed brick fireplace. To the rear is a modern kitchen/diner, fitted with a range of sleek units, integrated appliances and plenty of space for dining. This opens through to a conservatory/sitting area overlooking the garden, creating a bright and sociable living space. There is also the benefit of a useful utility room and ground floor WC.

To the first floor are three bedrooms, including a generous main bedroom with bay window and feature fireplace, a good-sized second bedroom and a third bedroom ideal as a child’s room, nursery or office. The family bathroom is fitted with a modern white suite with shower over the bath.

Externally, the property continues to impress. The rear garden is a particularly good size, with a large decked seating area, lawned garden and mature planting. Beyond this is a substantial garage with adjoining store, along with a separate outbuilding which is currently used as a bar/games room, offering a superb space for entertaining, hobbies, working from home or additional storage.

Overall, this is a well-presented home with generous accommodation, excellent parking, a large garden and superb potential, all within a convenient York location.



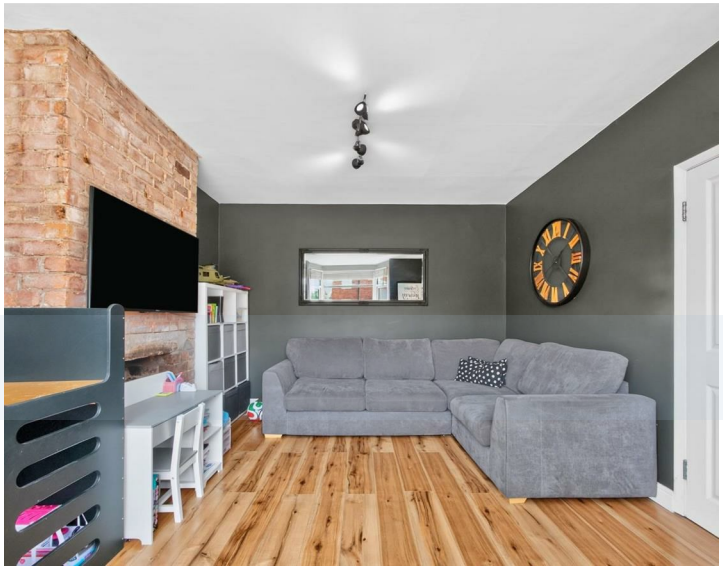






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Total floor area 102.7 m² (1,106 sq.ft.) approx

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Viewings

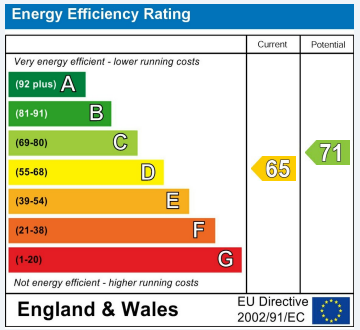
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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The Property Ombudsman

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