



## CHARMING TOWNHOUSE FULL OF CHARACTER

51 MONKGATE,  
YORK, YO31 7PB

Freehold

savills





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**Freehold**

3 reception rooms ♦ kitchen ♦ utility room ♦ office ♦ 6 bedrooms ♦ 2 bathrooms ♦ w.c. ♦ walled garden ♦ residents parking ♦ Potential option to buy adjoining 2 bed cottage ♦ EPC rating = Listed Building

### Situation

51 Monkgate occupies an enviable position just outside the city walls in a sought-after residential area and enjoys a pleasant and easy pedestrian approach to the Minster and vibrant city centre through the historic Monkgate Bar, giving excellent access to a diverse variety of shops, restaurants and cultural venues. There are several, well-respected independent schools within walking distance including Bootham, St Peters and The Minster School. There is also excellent access to York's mainline railway station, with regular express services to major cities including London (Kings Cross under 2 hours), Edinburgh and Manchester.

### Description

Built circa 1820, the property has been in the same ownership for over 20 years and is a fine example of a Georgian townhouse with Victorian enhancements which complement this wonderful home.

The beautifully proportioned accommodation retains a wealth of character including original period features and turning staircase.





Thoroughly maintained over the years there has been a sympathetic approach to the period features and enhanced with an abundance of natural light arranged over the 5 floors.

Leading from the hall is a bright sitting room with large bay to the front and situated to the rear a sizeable dining room, a lovely spacious contemporary dining kitchen with door leading to the garden and separate utility.

The first and second floor boasts 5 bedrooms of excellent proportions and 2 bathrooms.

The third floor provides excellent versatile accommodation for teenagers/ guests with large walk in wardrobe/dressing area with storage and 2 bedrooms.

There is good provision of storage throughout the house with fitted cupboards, a large store to the lower ground floor and a further good sized reception room

currently being used as an office with a large bay window to the front.

To the rear, the property is complimented by a pretty rear walled garden with paved terrace and lawned garden, providing areas for seating and entertaining.

There is the potential to buy the adjoining 2 bed cottage, by separate negotiation.

#### **Outgoings:**

Mains water, electricity and drainage. Gas central heating.

#### **Viewing:**

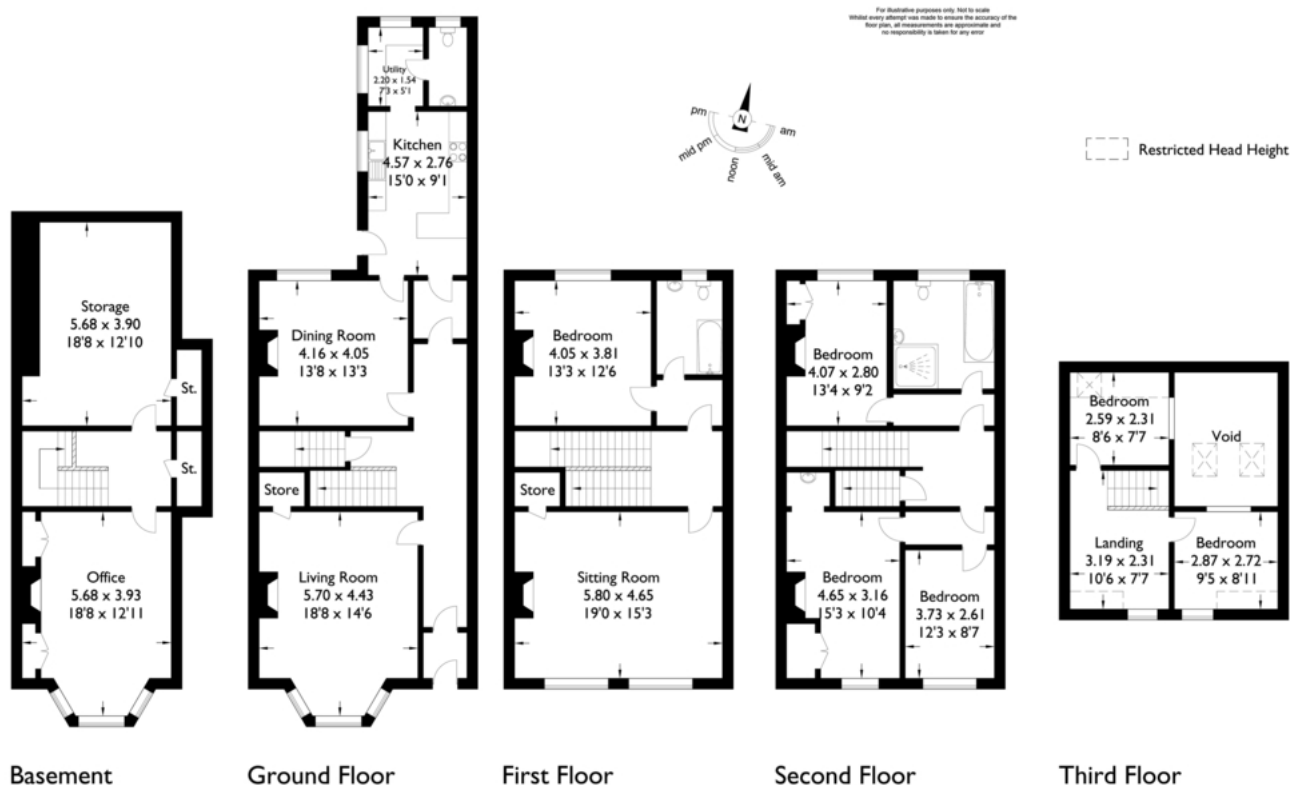
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## 51 MONKGATE

Approximate Gross Internal Area : 241.33 sq m / 2597.65 sq ft

Basement : 58.83 sq m / 633.24 sq ft

Total : 300.16 sq m / 3230.89 sq ft



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