



# Monkstray House

Stockton Lane, York  
YO31 1DJ

£260,000



Located within the ever popular development of Monkstray House, enjoying wonderful views over the open expanse of Monk Stray, is this recently renovated two bedroom duplex apartment. Positioned just off Stockton Lane and within easy walking distance of York city centre, the train station and hospital, the property offers a fantastic opportunity for a first-time buyer or anyone seeking a home ready to move straight into.

Internally, the property is accessed via a communal hallway and stairwell shared with only a handful of apartments, leading to a private entrance and welcoming internal hallway. The reception room is located on the lower level and benefits from windows to two aspects, allowing an abundance of natural light to fill the space. Generous in size, it comfortably accommodates a range of living and dining furniture and incorporates a contemporary navy kitchen fitted with stylish wall and base units, ample storage and modern worktops.

Also on the lower level is the first double bedroom, which benefits from built-in storage, along with a convenient WC. Stairs lead to the first-floor landing where the impressive principal bedroom is located, enjoying views across Monk Stray and offering a particularly spacious feel. Completing the internal accommodation is a three-piece bathroom suite and a deep storage cupboard accessed from the landing.

Externally, residents can enjoy well-maintained communal gardens with mature planting and shrubs. The property also benefits from an allocated carport and a useful brick-built store.

Sure to be popular on the open market, early viewing is highly recommended.

Leasehold  
Length of lease 955 years remaining  
Ground rent £5 per annum  
Ground rent review period - Fixed  
Service charge £1,440 per annum

Council Tax Band B



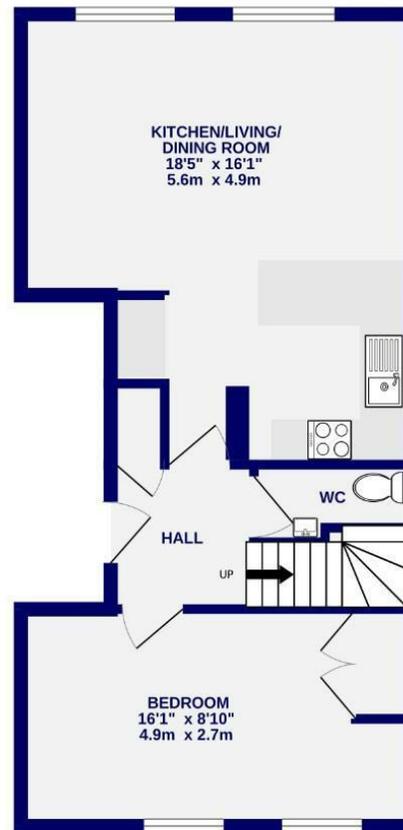


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Leasehold  
Council Tax Band - B

- Duplex Apartment
- Two Double Bedrooms
- Living Room & Separate Kitchen
- Separate W.C.
- Views Over Monk Stray
- Covered Allocated Parking
- No Forward Chain
- Great Location
- EPC D

2ND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



3RD FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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/porches 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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