



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.

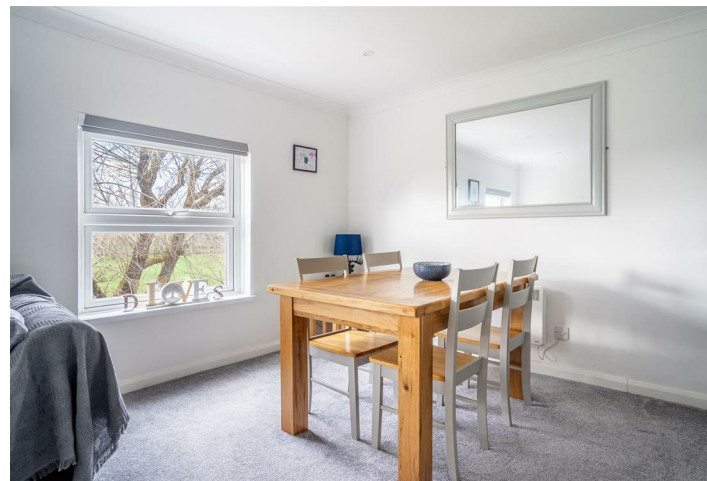
Also on the lower level is the first double bedroom, which benefits from built-in storage, along with a convenient WC. Stairs lead to the first-floor landing where the impressive principal bedroom is located, enjoying views across Monk Stray and offering a particularly spacious feel. Completing the internal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



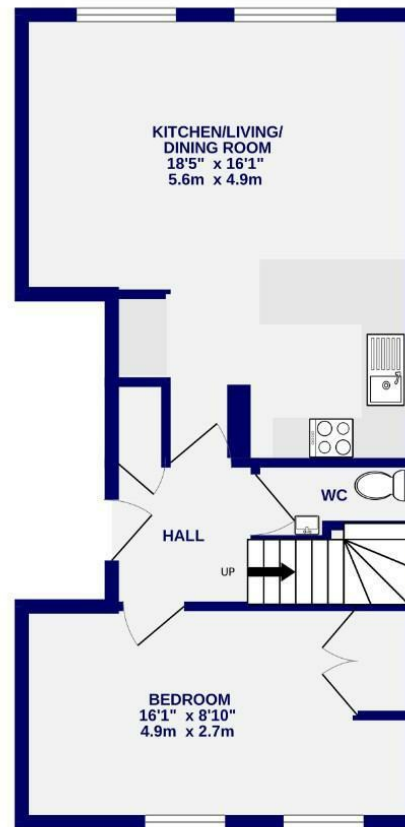


Monkstray House Stockton Lane, York YO31 1DJ

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 gas/appliances 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.
Made with Metropix ©2026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.