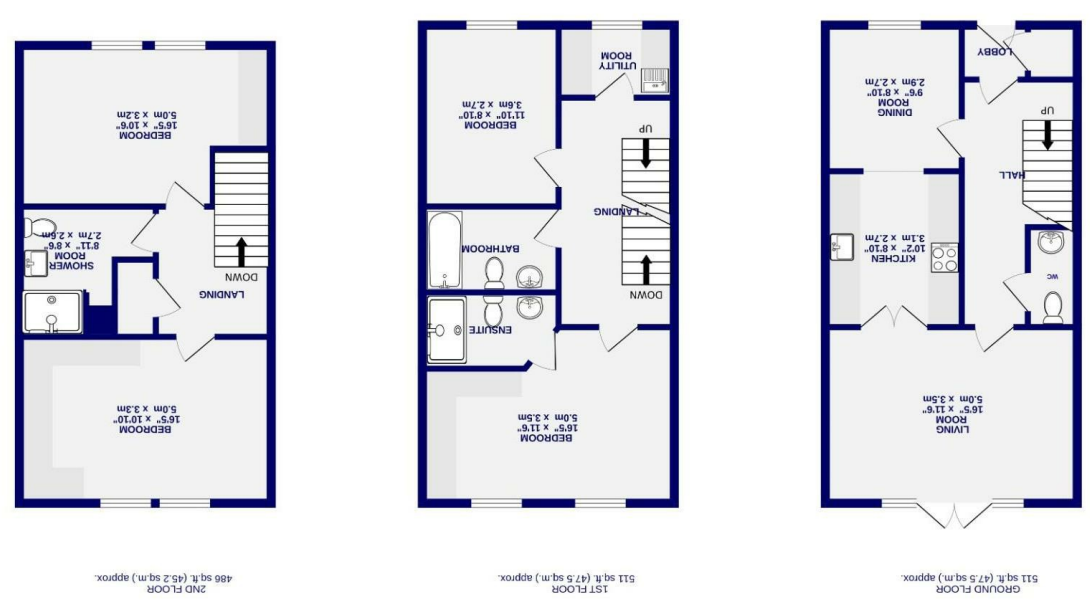




Orchard Court City Centre, York YO31 7NF

Freehold
Council Tax Band - E

- Large City Centre Town House
- Three Luxury Bathrooms
- Four Double Bedrooms
- Gardens, Car Parking & Electric Charger
- Gated Development
- Walking Distance York Minster
- EPC TBC



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Orchard Court
City Centre, York
YO31 7NF

£650,000

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Located just outside the historic city walls at Monk Bar, Orchard Court is a beautifully appointed four bedroom townhouse within a private gated development of just seven homes. Built around 14 years ago by respected local builders Mack and Lawler, the property showcases quality materials and craftsmanship throughout. It is freehold, with a designated parking space and an electric vehicle charging point installed three years ago.

Offering over 1,500 sq ft across three floors, the home is thoughtfully designed for modern living. The ground floor features a welcoming entrance hall leading into a stylish open plan dining kitchen with granite work surfaces and integrated appliances, opening through to a bright rear living room. French doors lead to a south facing courtyard garden enclosed by iron fencing with patio, shrubs and access to communal bike storage, herb garden and compost heap. A ground floor WC completes this level.

The first floor offers two generous double bedrooms, one with an ensuite and fitted wardrobes, a house bathroom and utility room. The top floor has two further double bedrooms with rooftop views, one with fitted wardrobes and the other with built in shelving. Storage is excellent throughout, including a boarded loft space and under stairs cupboard. A water softener has also been installed.

The home is energy efficient, benefitting from PV solar panels installed ten years ago, generating an annual income of around £400 through the Feed In Tariff, alongside reduced electricity bills.

Residents enjoy communal gardens and visitor parking, managed by a friendly residents' association which meets quarterly and oversees maintenance, window cleaning and gardening. The annual service charge is £450 (2025), and short term lettings are not permitted.

Council Tax Band: E

