



MANTHORPE WALK

YORK, YO26 4UB

£450,000
FREEHOLD

This attractive extended three-bedroom property offers a practical and versatile layout arranged over two floors, with well-proportioned living accommodation and excellent separation between the principal living spaces and bedrooms.

MONROE

SELLERS OF THE FINEST HOMES

MANTHORPE WALK

- Beautifully extended 3 bedrooms • Two story accommodation • Spacious Living room • Open plan kitchen/diner • Ground floor WC • Separate dining room • First-floor family bathroom • Additional first-floor WC • Practical central hallway and landing • Flexible accommodation throughout



The entrance opens into a welcoming hallway, providing access to the principal rooms and staircase to the first floor. To one side is a separate dining room, ideal for family meals and entertaining. The ground floor also benefits from a convenient cloakroom/WC.

To the front of the property is a generous living room, providing a comfortable space for relaxing and everyday life. Beyond the living accommodation is a particularly appealing open-plan kitchen/diner, creating a sociable hub for cooking, dining and entertaining. The kitchen features a central island, providing additional preparation space and a natural focal point for the room, while there is ample space for a dining area. The kitchen/dining area offer direct access through bi folding doors straight onto a private enclosed garden with large patio area and a lawned garden. This arrangement makes the kitchen/diner a particularly versatile space, ideal for both everyday family living and entertaining guests.

The staircase leads to a central landing, from which all three bedrooms and the bathroom are accessed.

There are three bedrooms offering flexibility for family living, guests or home working. The principal bedroom is generously proportioned, while the two additional bedrooms provide useful accommodation for guests or a study.

The first floor is completed by a well-presented family

bathroom together with a separate WC, providing practical convenience for a busy household.

Reasons to buy

- * Beautifully extended 3 bedroom home
- * Two story accommodation
- * Spacious living room
- * Open plan kitchen/diner
- * Ground floor WC
- * Separate dining room
- * First-floor family bathroom
- * Practical central hallway and landing
- * Flexible accommodation throughout

Environs

The property occupies a convenient position on Manthorpe Walk within the popular western side of this city. The location offers a pleasing balance between establish residential surroundings and easy access to York's extensive range of amenities. Everyday essentials are readily accessible with local shops and services available within the surrounding Acomb and Holgate areas. The property is also well placed for a wider choice of shopping, leisure and dining facilities, while the historic centre of York is within easy reach.

For families there is a good selection of schools nearby, including Poppleton Road Primary School, which is approximately 0.17 miles away, with Acomb Primary School and other primary schools also within the

surrounding area.

York railway station is approximately 1.4 km away, providing regular rail services to a wide range of destinations, making the location particularly appealing to commuters. There are also several local bus stops close to the property, including stops on Grantham Road and Poppleton Road.

The property is ideally positioned for enjoying Yorks historic city centre, with its wealth of independent shops, cafe's, restaurants, museums and cultural attractions. The famous Shambles, York minster and the city's medieval streets are all within the easy reach. The surrounding area also provides access to green spaces and the wider countryside beyond the city.

SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY

York

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents

Viewings by appointments only.

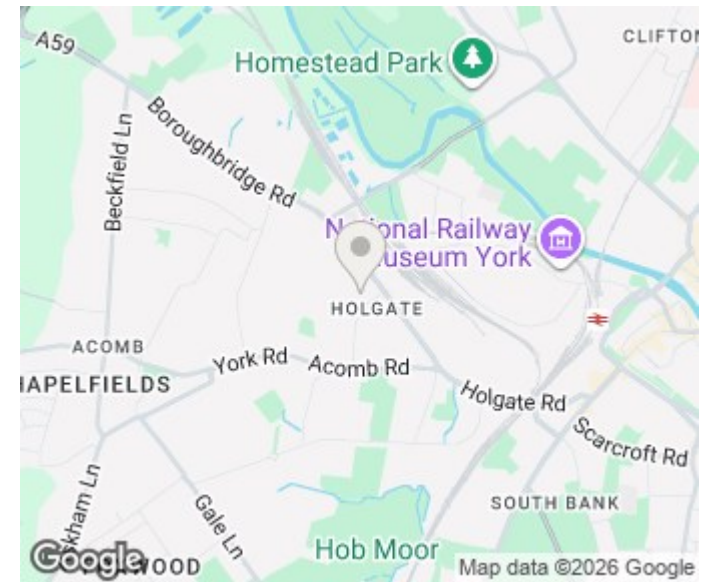
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MANTHORPE WALK





Total Area: 112.8 m² ... 1215 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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