



7 County House Mews, Monkgate, York, YO31 7NR

Guide price £400,000



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PRIME

RESIDENTIAL



7 County House Mews Monkgate

An ideal lock up and leave, this beautifully presented property works equally well as a comfortable main residence or as a lucrative holiday let.

Spacious and versatile 3 bedroom townhouse with courtyard garden and parking, enjoying a delightfully quiet position in this gated development just outside the city walls.

Accommodation comprises:-

Entrance hall, WC, sitting room, snug, kitchen, 3 bedrooms, house bathroom,
Private courtyard garden and secure off-street parking

DESCRIPTION

7 County House Mews occupies a prominent position close to the head of this short row of attractive modern houses adjacent to the iconic Grade II Listed County House. The position is hard to beat, just a short stroll from the city walls and the historic York Minster.

The property has been comprehensively upgraded and cleverly extended, providing a useful extra living room within the former garage, whilst still retaining a private parking space. This useful accommodation is currently used as a snug, and would work equally well as a home office/gym.

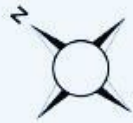
The versatile accommodation is arranged over 3 floors with 3 double bedrooms, a stylish family bathroom and a contemporary kitchen. The first floor sitting room features a large picture window with elevated views towards York Minster which is just a short walk away. The property is very well-presented and has been operating as a successful holiday let over the past 12 months. It would work equally well as a primary residence or as a short term rental property.

With both private parking and a pretty courtyard garden, this turnkey modern home provides all that is required for comfortable city living and benefits from a share of freehold, with in excess of 990 years remaining on the lease which also has a low service charge and peppercorn ground rent.

- **Contemporary townhouse in private gated development**
- **Private courtyard garden and secure off street parking**
- **3 double bedrooms and a stylish family bathroom**
- **Bright and spacious sitting room with views towards York Minster**
- **Modern kitchen with fitted appliances**
- **Ideal location just outside the city walls**
- **Easy access to the railway station and all the city amenities**
- **Close to major road links**
- **Quiet and secure location**
- **Ideal main home, lock up and leave or holiday let**

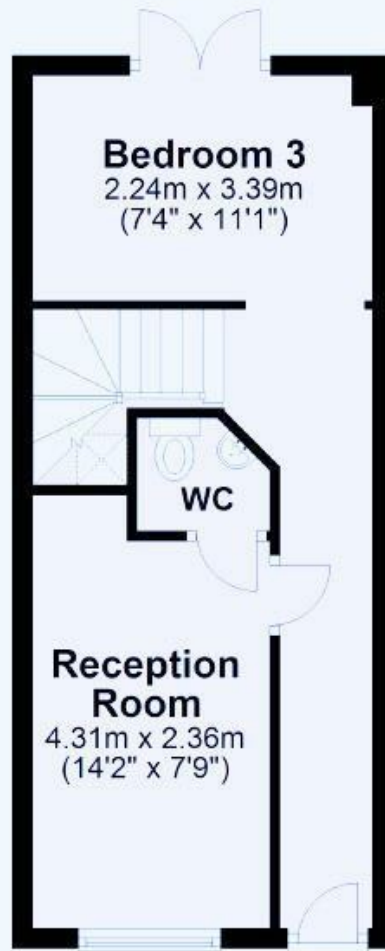
Leasehold - Share of Freehold





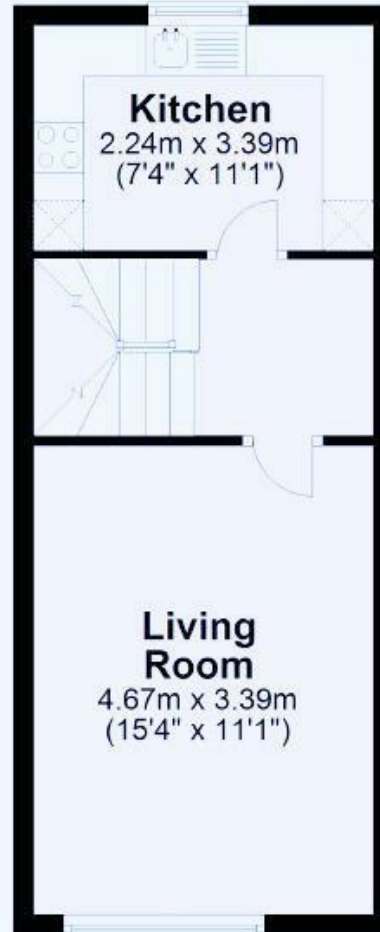
Ground Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



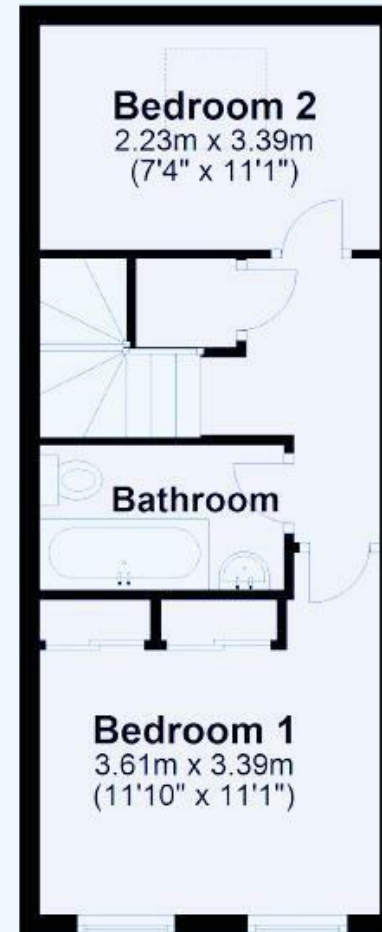
First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

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

YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG

T. 01904 202820 | E. info@prime-resi.com

WWW.PRIME-RESI.COM