

5 Orchard Court York



Jackson-Stops
& Staff



People **Property** Places

An attractive modern townhouse providing immaculately presented accommodation and located in this highly sought after and central position within the city centre.

The Property

5 Orchard Court is a modern townhouse that was built to exacting standards in 2011 by the reputable firm of builders Mack & Lawler in the gardens of the former property belonging to George Hudson, the railway king. It forms just one of seven similar properties which are located in this secure and gated development. The property benefits from the balance of a 10 year NHBC guarantee and is equipped with high quality fixtures and fittings which include Junckers Oak flooring throughout the ground floor, oak staircase, deep ceiling cornicing, fitted kitchen by Smith Brothers of York with Neff appliances and fitted Hammonds wardrobes. It was designed with low maintenance in mind and includes high levels of insulation, extensive LED lighting, heat reflective and insulated windows, aluminium fascias and soffits and rainwater goods.

The well-presented accommodation is arranged over three floors and is approached through a covered entrance with a useful store, which in turn leads to the reception hall with a cloakroom off. There is a sitting room with French doors to the south facing garden, dining room looking to the front and an archway opening to the kitchen which includes an extensive range of units with granite working surfaces and integrated appliances.

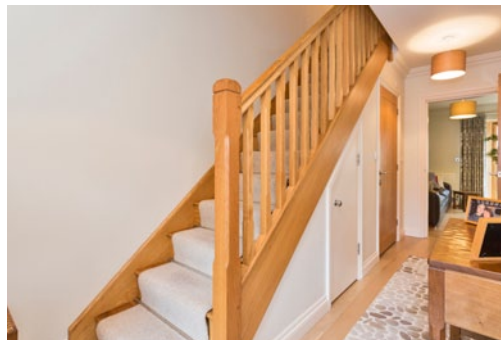
To the first floor a central landing leads to the master bedroom with fitted wardrobes and en-suite shower room, bedroom 2, utility room and a house bathroom. To the second floor the landing gives access to the boarded roof space and there are two further double bedrooms and a shower room.

Location

Orchard Court is a very private and select development which is located just off Monkgate which adjoins the city walls. Despite its private and quiet position, it is centrally positioned within the city making it ideal for exploring the extensive shops, restaurants and recreational facilities that are on your doorstep and it is also within walking distance of the city's railway station which provides fast and regular services further afield including London Kings Cross and Edinburgh.

Features

- Modern townhouse
- Secure gated development
- Designed for ease of maintenance
- Immaculately presented accommodation
- Quality fixture and fittings
- 2 Reception rooms
- 4 Bedrooms
- 3 Bathrooms
- Private and visitor car parking
- South facing gardens





Outside

Electric remote and intercom controlled security gates give access to the secure paved parking area, which includes one private parking space for the property and further visitor parking. There is a small area of garden to the front of the house and a detached cycle store with two spaces belonging to the property, and a bin store to the side. The rear garden enjoys a southerly facing aspect and includes landscaped gardens comprising of a paved patio with a shaped lawn area and flower borders beyond. There is a garden shed and access to the pedestrian pathway at the rear. There is also low level sensor controlled lighting outside.

Directions (YO31 7NF)

From Monk Bar, head in a north easterly direction onto Monkgate and take the 2nd turning on the right into Agar Street. Continue to the end where you turn right and the gates give access to Orchard Court.

Property Information

Property Address: 5 Orchard Court, York
YO31 7NF

Services: The property includes mains water, electric, gas and drainage. There is gas fired central heating.

Local Authority: City of York Council
Tel: 01904 551550

Method of Sale: The property is for sale by private treaty. We reserve the right to conclude the sale by any other means at our discretion.
Covenants, Easements and Rights of Way: The property is sold subject to all covenants and rights of way, whether specifically mentioned in these particulars or not.

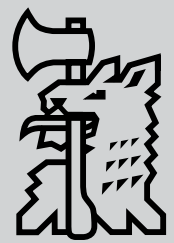
Viewing: Strictly by appointment through Jackson-Stops & Staff Tel: 01904 625033



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Approximate Gross Internal Area
Total = 1504 Sq Ft/140 Sq M

