



**8 SOUTH VIEW, NUN MONKTON, POOLE LANE**  
**£449,999**

**Carter Jonas**



## 8 SOUTH VIEW, NUN MONKTON, YO26 8EL

A recently renovated four-bedroom home that exudes charm, character, and quality. Conveniently located on the fringe of the highly desirable A59 York Road commuter village, it offers easy access to Harrogate, York, and Leeds.

Nestled on the outskirts of a picturesque village, this delightful double-fronted home boasts four bedrooms and stunning rural views from the front. With significant upgrades, the property features beautifully presented living spaces. Inside, you'll find a welcoming hallway, a cottage-style kitchen, and an open-plan lounge and dining room with a cozy log-burning stove and direct access to the rear garden. The interior includes four bedrooms, a bathroom, and a separate WC, complemented by double glazing and tasteful décor throughout. Outside, enjoy lawned gardens at both the front and rear, along with off-street parking.

Nun Monkton is a charming conservation village located off the A59, providing easy access to Harrogate, York, Leeds, and the A1 (M). Rail links are available in the neighbouring village of Kirk Hammerton, with connections to York and Harrogate, including regular services to London on the East Coast Mainline. The village offers a primary school, a popular village pub, and village green. There are several secondary schools, both state and independent, within a 10-mile radius.

### Key Features

- Lounge through Dining Room
- Breakfast Kitchen
- Bathroom and Separate WC
- Extensive Rear Garden
- Superbly Presented Interiors
- Stunning Village Setting

**TENURE** Freehold

**EPC BAND** E

## A PRETTY COTTAGE SITUATED IN A PRIME VILLAGE OFFERING SPACIOUS ACCOMMODATION AND A CHARMING GARDEN TO THE REAR.













# Pool Lane, Nun Monkton Approximate Gross Internal Area = 121 sq m / 1302 sq ft

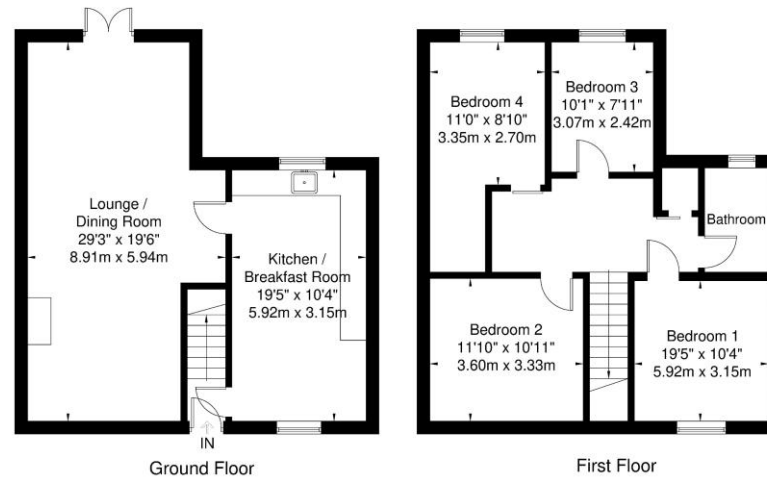
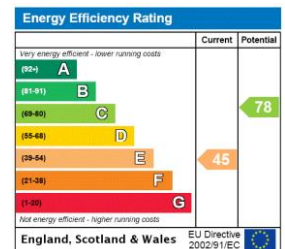


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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