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LINLEY & SIMPSON







MONTAGUE STREET, SOUTH BANK, YORK, YO23 1JB

£275,000

2 BEDROOM SEMI DETACHED HOUSE
EPC Rating: D

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A fantastic two bedroom semi-detached house with a modern open plan living space and the huge benefit of a well-proportioned rear garden. Located in the popular South Bank area of the city, the property has good links with the city centre, the railway station, Bishopthorpe Road shops and many additional local amenities. The Knavesmire is also placed close by.

Ideal as a home in a sought after area, the house would also make an excellent investment opportunity. For details on both the current and potential long term rental income, please contact the office.

This wonderful property begins with a small entrance hallway which leads into the centrepiece of the home, the open plan lounge and contemporary breakfast kitchen. The kitchen has tasteful wall and base units, a built-in oven, a hob and a useful breakfast bar. There is also a downstairs W.C. To the first floor is a landing space which leads into a generous main bedroom and a good size second bedroom. There is also a three piece bathroom with a shower over the bath. The property also has the advantages of gas central heating and double glazing throughout.

Outside the house is a delightful rear garden and on street parking is available to the front.

The property is connected to a mains electricity supply, with mains water and sewerage supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. For details on any potential flood risk, please check the government long term flood risk website.

Entrance Hall
Entrance door and stairs leading to first floor.

Lounge
11'2" x 12'10" (3.4m x 3.9m) Window to front elevation.

Breakfast Kitchen
8'8" x 14'4" (2.64m x 4.37m) Wall and base units, work surfaces, breakfast bar, sink, built-in oven, hob, extractor, door to side elevation and windows to rear elevation.

Downstairs W.C.
W.C. and window to side elevation.

First Floor Landing
Window to side elevation.

Bedroom 1
10' x 14'4" (3.05m x 4.37m) Windows to front elevation.

Bedroom 2
11'7" x 8'2" (3.53m x 2.5m) Window to rear elevation.

Bathroom
Three piece suite with bath with shower over, sink, W.C. and window to rear elevation.

Exterior
Rear garden and on street parking.

Material Information
Freehold.
Council tax band B.

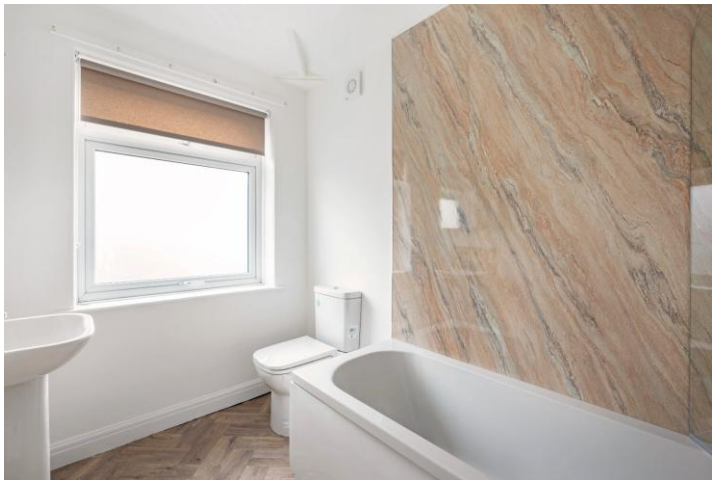
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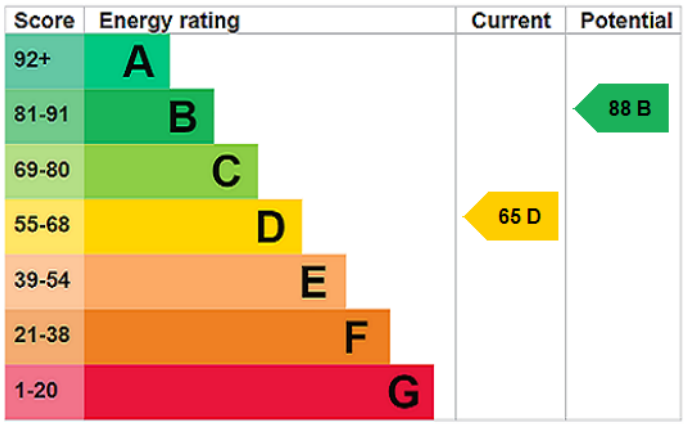






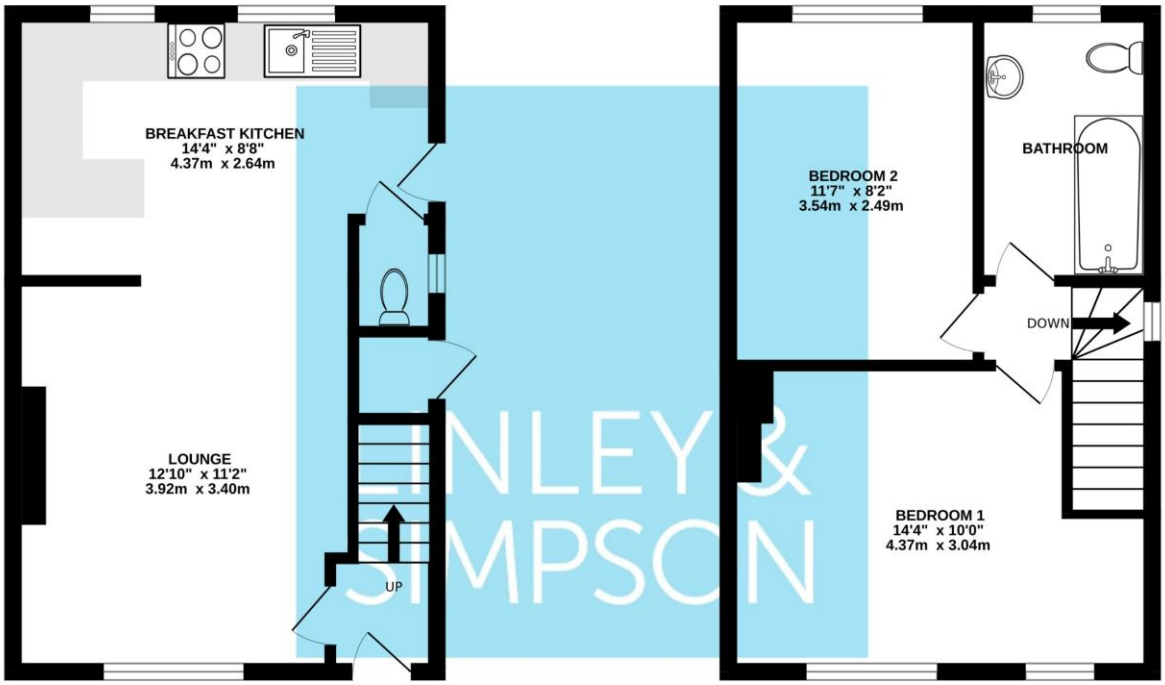






GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.