sales.york@linleyandsimpson.co.uk | 01904 611722 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







MONTAGUE STREET, SOUTH BANK, YORK, YO23 1JB

STARTING BID - £200,000

2 BEDROOM TERRACED HOUSE
EPC Rating: D
FOR SALE BY THE MODERN METHOD OF AUCTION

LINLEY & SIMPSON

MONTAGUE STREET, SOUTH BANK, YORK, YO23 1JB

LINLEY & SIMPSON

A fantastic two bedroom mid-terrace house featuring generous living accommodation including two reception rooms, a fitted kitchen and a first floor bathroom. Placed in the sought after South Bank area of the city, the property has good links with both the city centre and the railway station. There is also easy access to the hugely popular Bishopthorpe Road shops and The Knavesmire is also just a short stroll away.

The house is for sale by the modern method of auction with a starting bid of £200,000.

Ideal as a home close to the city centre, the house would also make an excellent investment opportunity. For details on both the current and the long term potential rental income, please contact the office.

The impressive home is entered directly into a well-proportioned lounge with a fireplace and an electric fire. Behind the lounge is a generous dining room with an under stairs storage area and a further fireplace this time with a living flame gas fire. The ground floor is completed with a fitted kitchen with a range of wall and base units and a built-in oven, hob and a door leading to a rear courtyard. The first floor houses an impressive main bedroom and a good size second bedroom. The accommodation is completed with a three piece bathroom with a shower over the bath. There is also gas central heating and double glazing throughout.

Outside the house is a delightful west facing courtyard style garden ideal for the afternoon and evening sun in the summer months. 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.

Please be aware the photos shown were taken before the current tenants moved in.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided which you must view before bidding. The successful buyer will pay £349.00 including VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge

10'3" x 12'2" (3.12m x 3.7m) Entrance door with window above, window to front elevation and fireplace with electric fire.

Inner Hall

Stairs leading to first floor.

Dining Room

10'8" x 12'2" (3.25m x 3.7m) Window to rear elevation, fireplace with living flame gas fire and understairs storage area.

Kitchen

Wall and base units, work surfaces, sink, built-in oven, hob, window to side elevation and door leading to rear courtyard.

First Floor Landing

Bedroom 1

10'3" x 12'2" (3.12m x 3.7m) Window to front elevation.

Bedroom 2

10'8" x 9'1" (3.25m x 2.77m) Window to rear elevation.

Inner Hall

Bathroom

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

Exterior

Rear courtyard garden and on street parking to front.

Material Information

Freehold.

Council tax band B.

MONTAGUE STREET, SOUTH BANK, YORK, YO23 1JB

LINLEY & SIMPSON





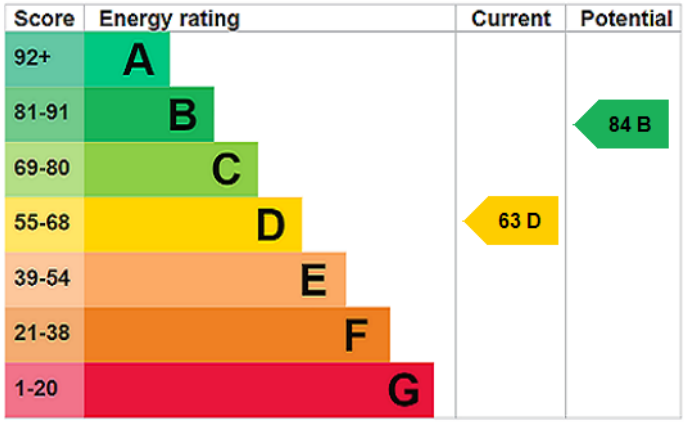






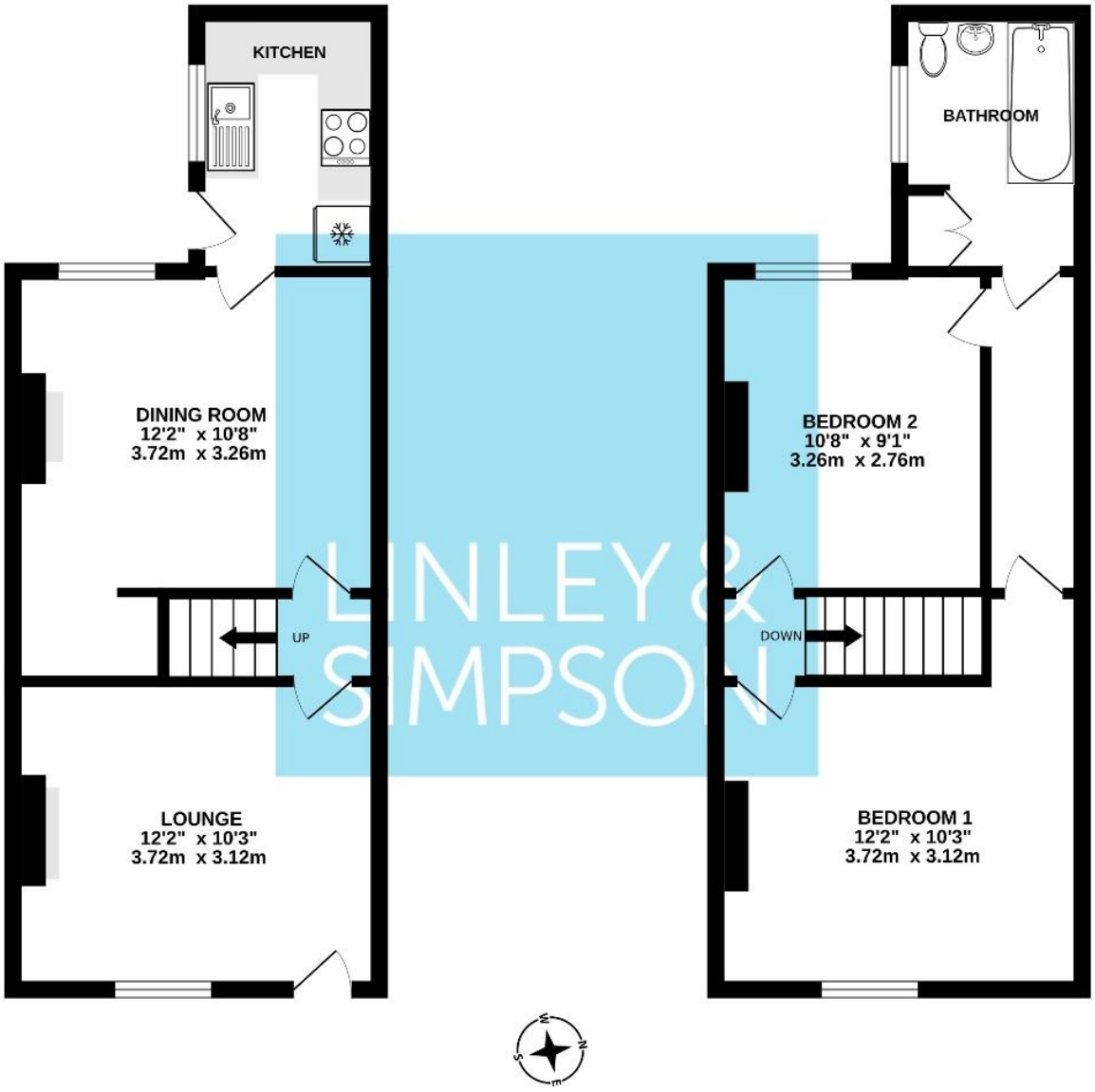






GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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.
Made with Metropix ©2023

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.