



Montague Street, York, YO23 1JB

- Well presented and extended end terrace
- Fitted breakfast kitchen
- Gardens to three sides
- Superb location
- Two reception rooms
- Two double bedrooms
- Detached gargage

Asking Price £325,000



Montague Street, York, YO23 1JB

DESCRIPTION

A beautifully presented and extended, two bedroomed end terrace property with a detached garage and downstairs WC.

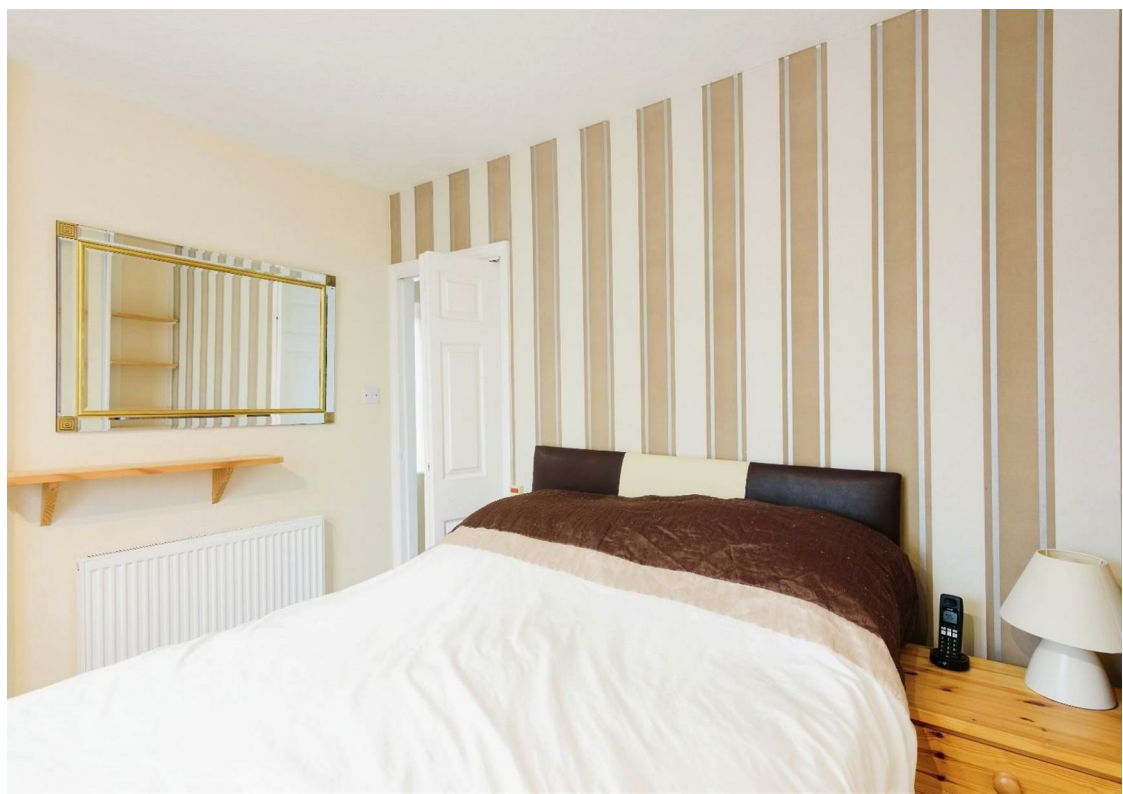
The fore courted property has gardens to three sides and is situated close to the popular Bishy Road High Street and well regarded Knavesmire Primary School, this is a must-see property. The property also has excellent access to the racecourse and transport links to the city and beyond.

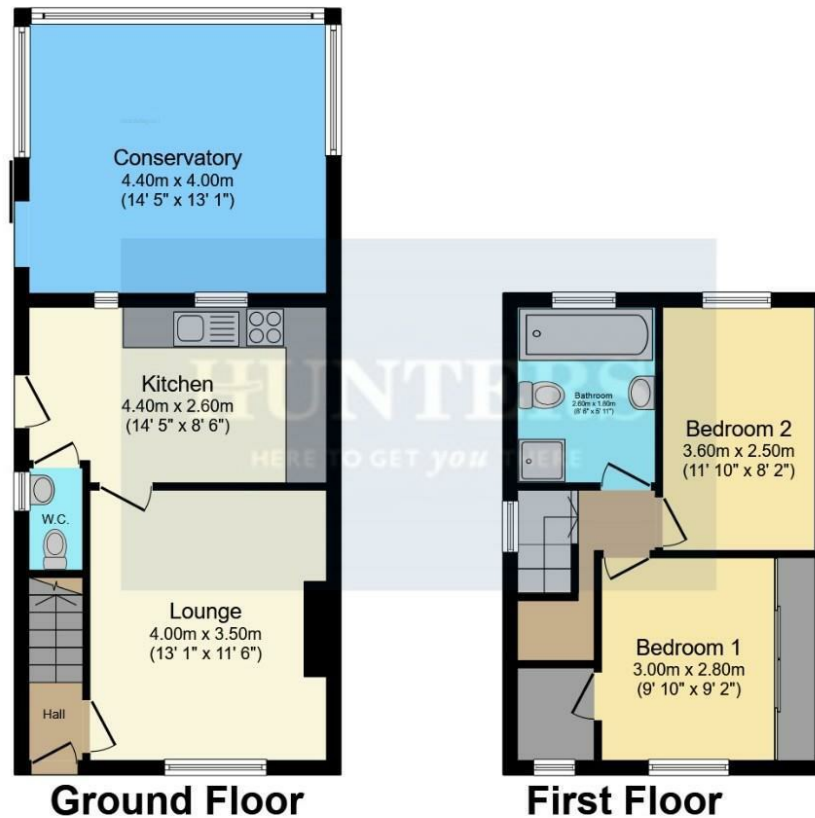
The accommodation which benefits from gas fired central heating and UPVC double glazed windows briefly comprises, entrance hall, lounge with cast iron multi-fuel burning stove, recently fitted kitchen with attractive high gloss cream finish to the units, integral electric oven, grill and gas hob with extractor fan hood, plumbing for washing machine and dish washer, ceramic tile floor, Cloaks WC, accessed separately via sliding patio doors is a conservatory which is currently used as sitting room/garden room.

From the hallway stairs lead to first floor landing, two double bedrooms, bedroom one has fitted wardrobe, dressing room housing gas combination boiler for domestic hot water and central heating, bedroom two has access to boarded loft space with power and light, four piece house bathroom.

Outside are gardens to front side and rear predominantly laid to York stone flags, timber garden shed, pedestrian access at rear leads to detached single garage with power and light and separate secure vehicle access at side of property.







Total floor area 77.5 m² (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

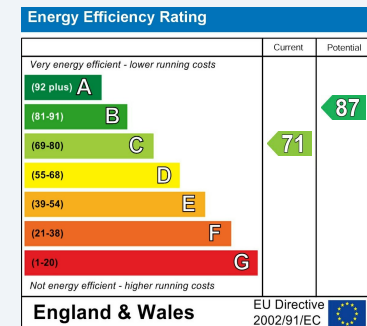
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.