



28 Montague Street South Bank
York, YO23 1JB
£1,100 Per Month

Spacious 3 storey 3 bedroom mid terraced house situated within York's South Bank! The property provides well presented living accommodation and comes FULLY FURNISHED with the benefit of gas central heating and double glazing and comprises entrance hall, lounge, spacious 'L' shaped dining kitchen with modern fitted units and WHITE GOODS, rear hall, ground floor bathroom/WC, first floor galleried landing, two bedrooms including master bedroom with shower room and a second floor with further large bedroom three (13'2" x 11'9").

To the outside is a walled rear courtyard. The property is suitable for a family or up to two unrelated sharers.

Please be advised the property does not have HMO planning consent. Available end of July. Sorry no pets or smokers.

VIEWING RECOMMENDED!

Lounge

13' 3" x 13' 2" (3.96m 0.91m x 3.96m 0.61m)

uPVC double glazed window to front, ceiling corning, Adam style fireplace housing living flame fire, double panelled radiator, TV point, power points. Carpet. Door to;

Kitchen

16' 2" into dining area x 13' 2" (4.88m 0.61m into dining area x 3.96m 0.61m) uPVC double glazed window to rear, fitted units comprising sink unit, base and wall units, laminated work surfaces, built-in electric oven and hob, plumbing for automatic washing machine, power points, opening to;

Dining Area

uPVC double glazed window to side, double panelled radiator, power points. Carpet. Door to;

Rear Hall

Door to rear courtyard, door to;





Bathroom

Three piece suite in white comprising panelled bath, pedestal wash hand basin, walk-in shower cubicle, uPVC double glazed window to side, fully tiled walls, single panelled radiator.

Separate WC

uPVC double glazed window to rear, low level WC.

First Floor Landing

uPVC double glazed window to rear, balustrade, stairs to second floor. Panelled door to;

Bedroom 1

13' 3" x 14' (3.96m 0.91m x 4.27m)
uPVC double glazed window to front, radiator, power points. Carpet.

En-Suite

Walk in shower cubicle, low level WC, wash hand basin.

Bedroom 2

10' x 7' 3" (3.05m x 2.13m 0.91m)
uPVC double glazed window to rear, radiator, power points. Carpet.

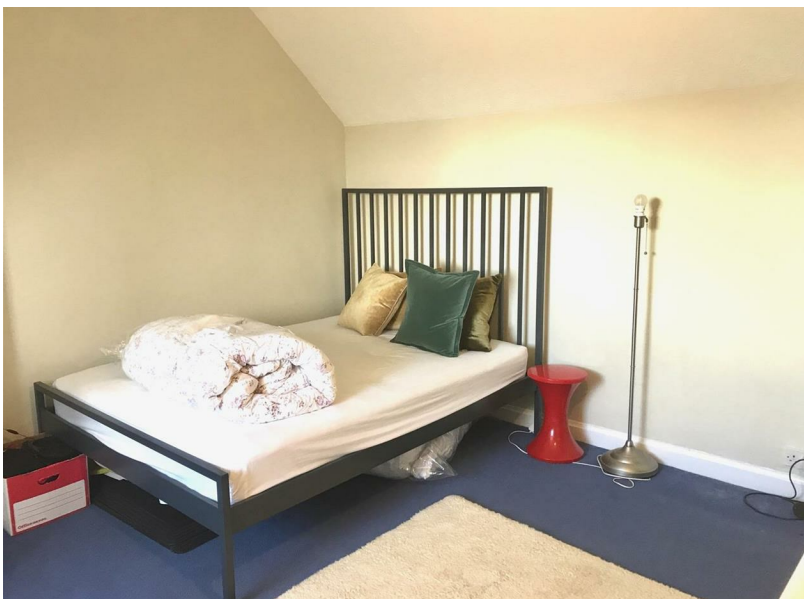
Second Floor

Bedroom 3

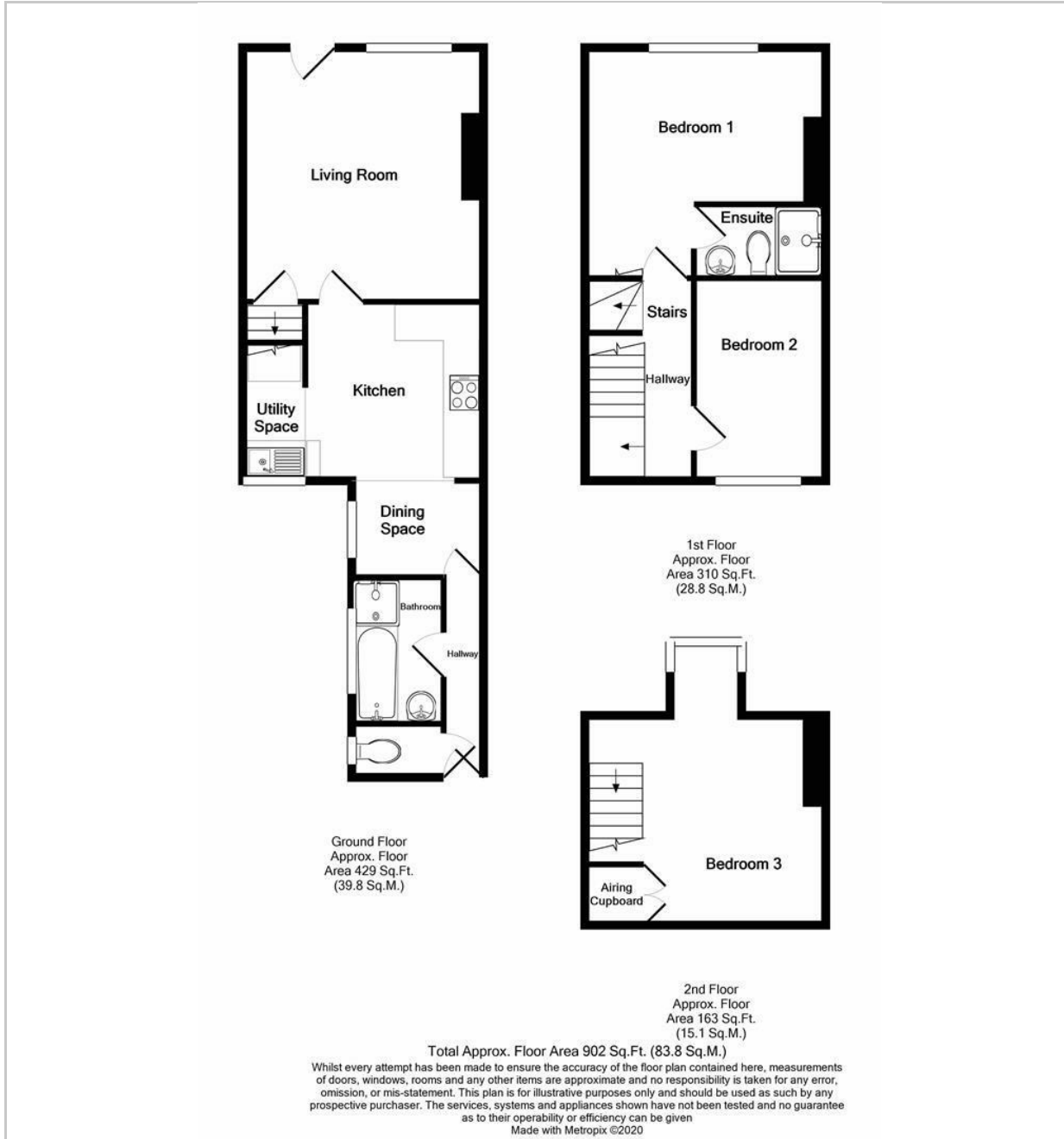
16' 6" x 13' 1" (4.88m 1.83m x 3.96m 0.30m)
uPVC double glazed bay window to front, radiator, power points. Carpet.

Outside

Small rear courtyard with paved patio area, brick boundary wall and gate giving access to rear lane.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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