



8 Montague Street
York, YO23 1JB
Offers Over £230,000

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We as Agents are delighted to offer to the market this spacious three bedroom period terraced home. Nestled amongst some of York's most sought after streets in South Bank, being just a stones throw from the much acclaimed "Bishy Road" shopping parade with its renowned amenities as well as being a short walk to the Racecourse and into York's bustling City centre. The accommodation is arranged over three floors, and briefly comprises entrance vestibule, living room, good size dining kitchen, rear lobby, bathroom and a further addition of a handy garden room completes the ground floor. The carpeted stairs lead to the first floor galleried landing and two double bedrooms, further stairs lead to the second floor and another spacious double bedroom. Externally the property boasts a rear courtyard garden with timber gate to service ally. An early viewing is highly recommend.

Entrance Vestibule

Original entrance door. Laminate wood flooring. Glass panelled door to;



Living Room

13'1" x 13'11" (3.93m x 4.24m)
uPVC double glazed window to front, power points, gas fire with modern surround. Laminate wood flooring.



Dining Kitchen

13'1" x 10'1" (3.99m x 3.07m)
Fitted wall and base units, plumbing for washing machine, stainless steel sink and drainer, plumbing for dishwasher, under stairs storage, power points.



Rear Lobby

Door leading to;



Bathroom

Walk in shower cubicle, wash hand basin, low level WC, uPVC double glazed window to side and rear, wall mounted combination boiler.



Garden Room

5'11 x 10'7 (1.80m x 3.23m)

uPVC window to side, power points.

First Floor Landing

uPVC window to rear, ceiling coving. Doors leading to;

Bedroom 1

13'1 x 13'11 (3.99m x 4.24m)

uPVC window to front, power points, storage cupboard. Carpet.

Bedroom 2

7'2 x 10'1 (2.18m x 3.07m)

uPVC window to front, power points, 8 door fitted wardrobes. Laminate wood flooring.

Second Floor Landing

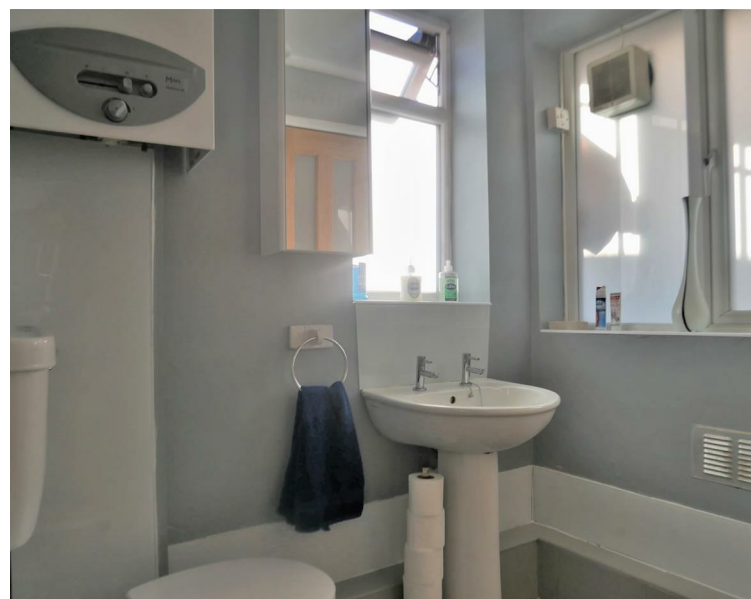
Bedroom 3

13'1 x 17'9 (3.99m x 5.41m)

uPVC window to front, power points. Laminate wood flooring.

Outside

Rear courtyard with gate giving access to rear lane.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	20	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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