



HUDSON
MOODY

66 Montague Road, Bishopthorpe, York YO23 2SS

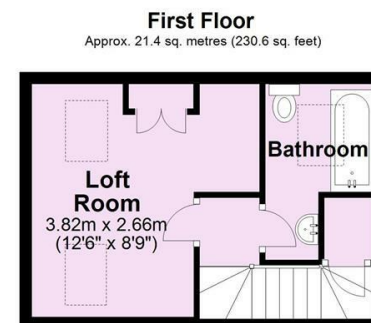
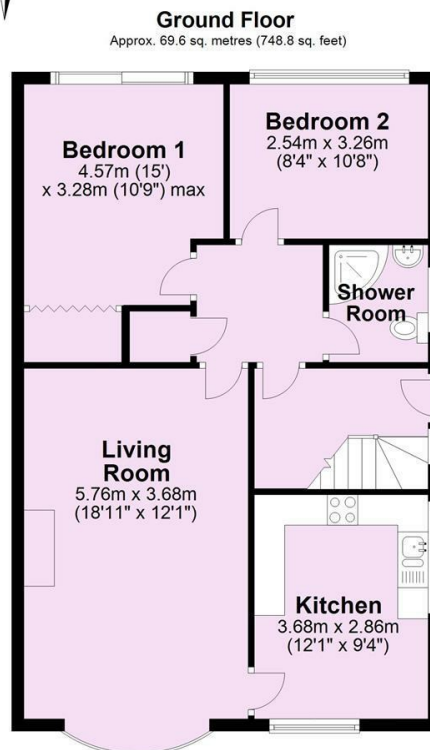
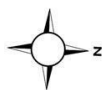
A generous two bedroom semi-detached bungalow, with loft room, situated in the popular village of Bishopthorpe, within easy access of York city centre and the A64 serving the motorway network. The property requires a full programme of refurbishment, yet offers great potential to become a much loved home with spacious accommodation and large rear garden.

- Spacious Bungalow in Village Location
- Large Living Room
- Fitted Dining Kitchen
- Downstairs Modern Shower Room
- Two Well Proportioned Bedrooms or Additional Reception Room with Patio Doors
- Loft Room with Velux Windows
- Upstairs House Bathroom
- Generous Lawned Garden
- Single Garage
- Local Amenities and Easy Access to York City Centre

Guide Price £250,000

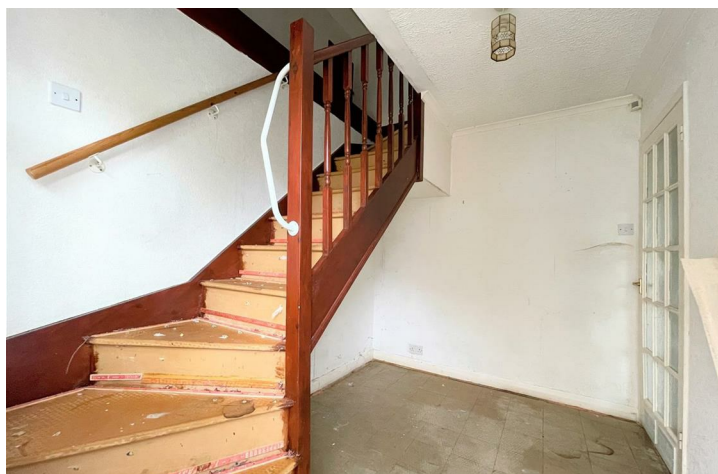
Tenure: Freehold

Council Tax Band: C



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

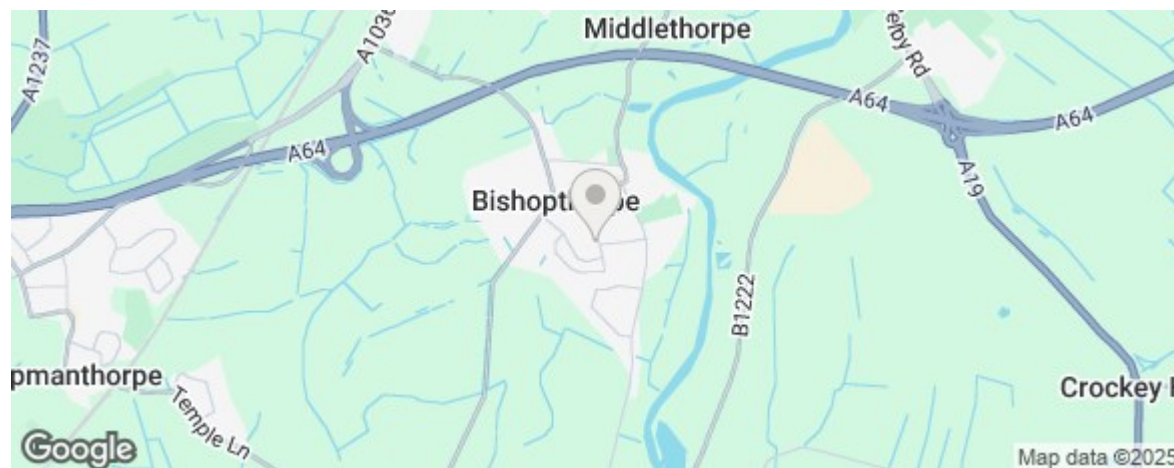
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com