



7 Montague Road Bishopthorpe  
York, YO23 2SL  
Guide Price £300,000

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A STUNNING 2 BEDROOM SEMI DETACHED BUNGALOW SET IN THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS IN TO THE CITY CENTRE. The property has been refurbished to a high standard and provides bright and tastefully presented living space with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge/dining room, kitchen with quality fitted units and integrated oven and hob, 2 bedrooms and shower room/w.c. To the outside is a detached single garage and a lawned rear garden. An internal viewing of this high quality bungalow is strongly recommended.

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Shower Room**

**Front Driveway**

**Rear Garden**

**Detached Single**

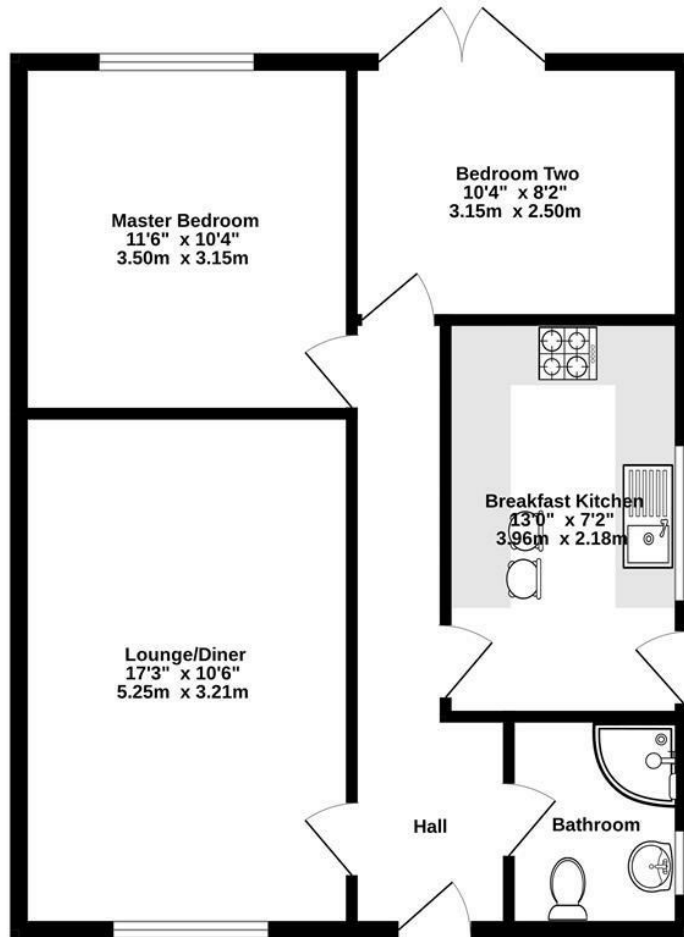






## FLOOR PLAN

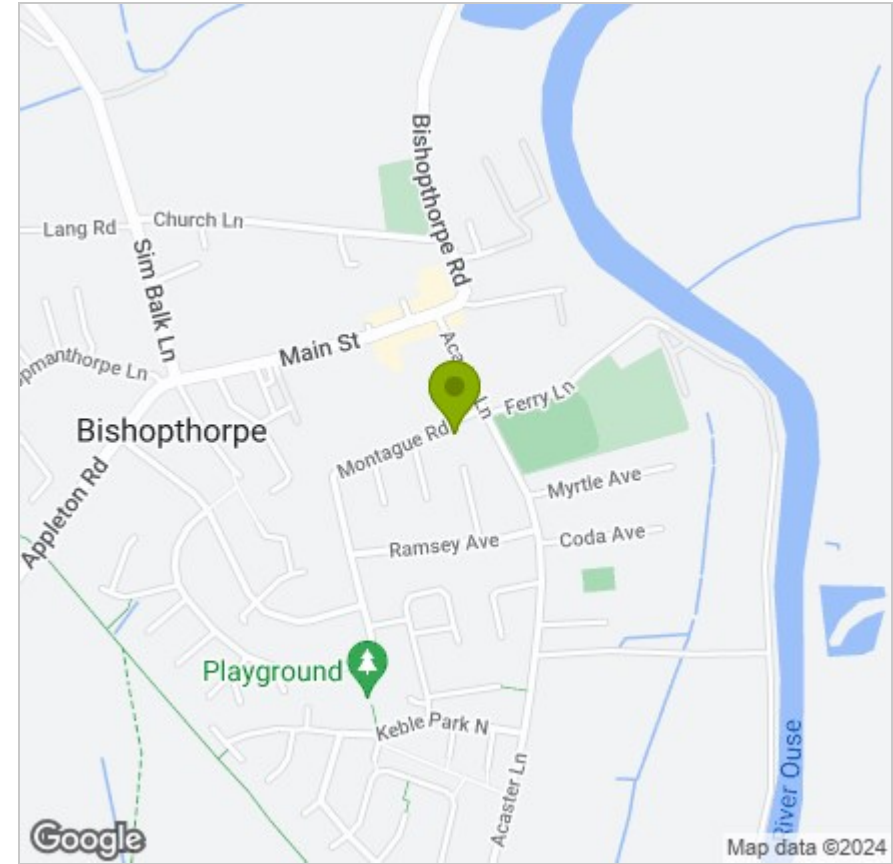
Ground Floor  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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.  
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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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