



36 Montague Street  
York, YO23 1JB  
Guide Price £300,000



**NO ONWARD CHAIN!** A two bedroom semi-detached house set within this prime South Bank location convenient for York City Centre, Knavesmire Racecourse, Bishopthorpe Road as well as highly regarded schools and amenities. Offered for sale with the benefit of gas central heating and uPVC double glazing as well as recently updated first floor bathroom. The bright and airy living accommodation comprises; entrance hallway, lounge, breakfast kitchen, first floor landing, two double bedrooms and three piece house bathroom. To the outside is a front forecourt and side alleyway giving access to a good-sized rear garden. An accompanied viewing is highly recommended

### Entrance Hallway

uPVC entrance door, carpeted flooring, stairs to first floor

### Lounge

uPVC window to front, double panelled radiator, wall mounted electric fire, understairs cupboard, laminate flooring, power points

### Dining Kitchen

uPVC French doors to garden, uPVC window to rear, fitted wall and base units with countertop, sink and draining board with mixer tap, built-in oven and hob, integrated fridge/freezer, space and plumbing for washing machine, wall mounted gas combination boiler, vinyl flooring, recessed spotlights, double panelled radiator, power points

### First Floor Landing

uPVC window to side, carpeted flooring, loft access

### Bedroom 1

Two uPVC windows to front, double panelled radiator, carpeted flooring, power points, spotlights

### Bedroom 2

uPVC window to rear, carpeted flooring, double panelled radiator, power points







### **Bathroom**

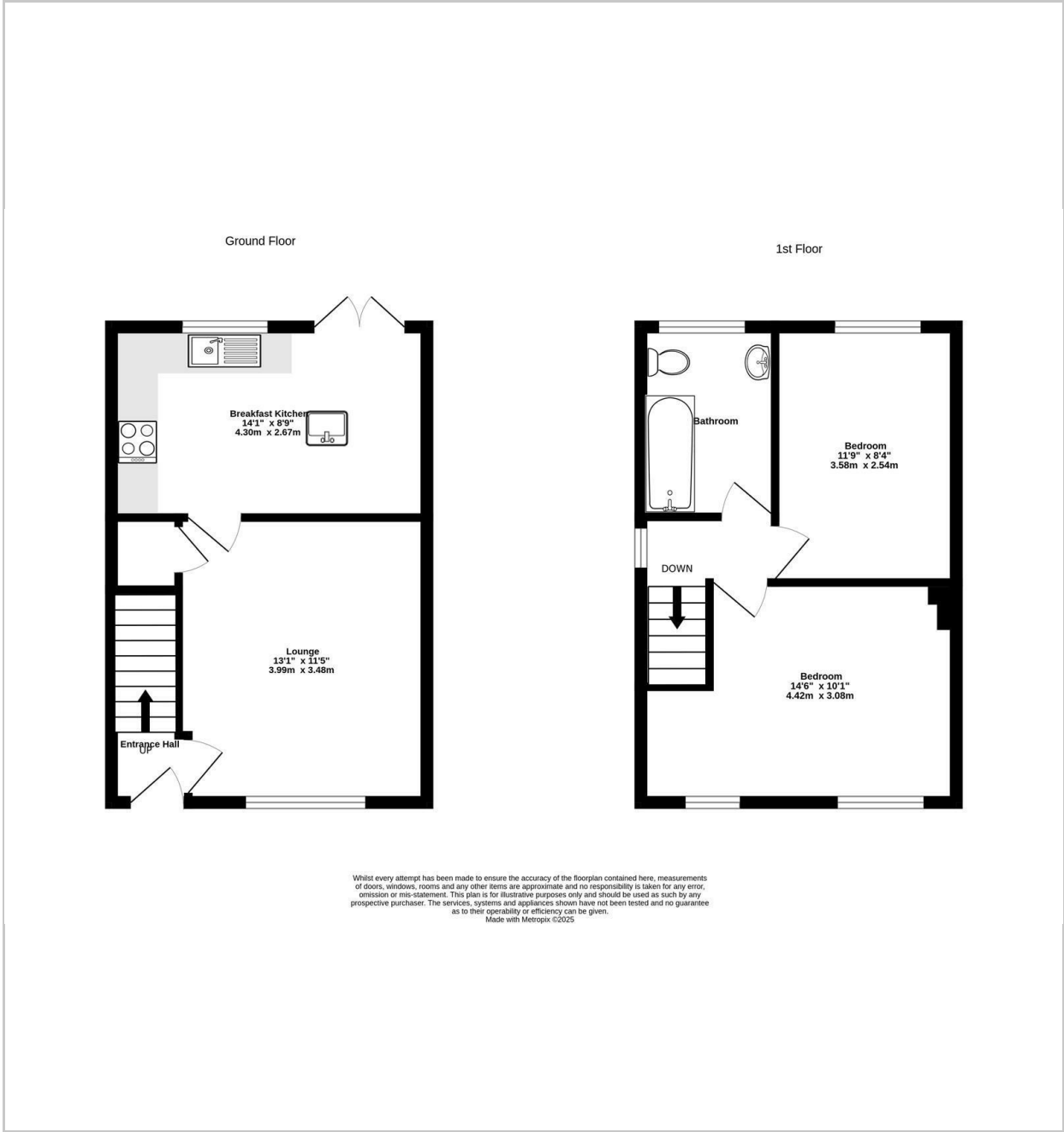
Panelled bath with mixer tap over, uPVC window to rear, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring, extractor fan, towel radiator

### **Outside**

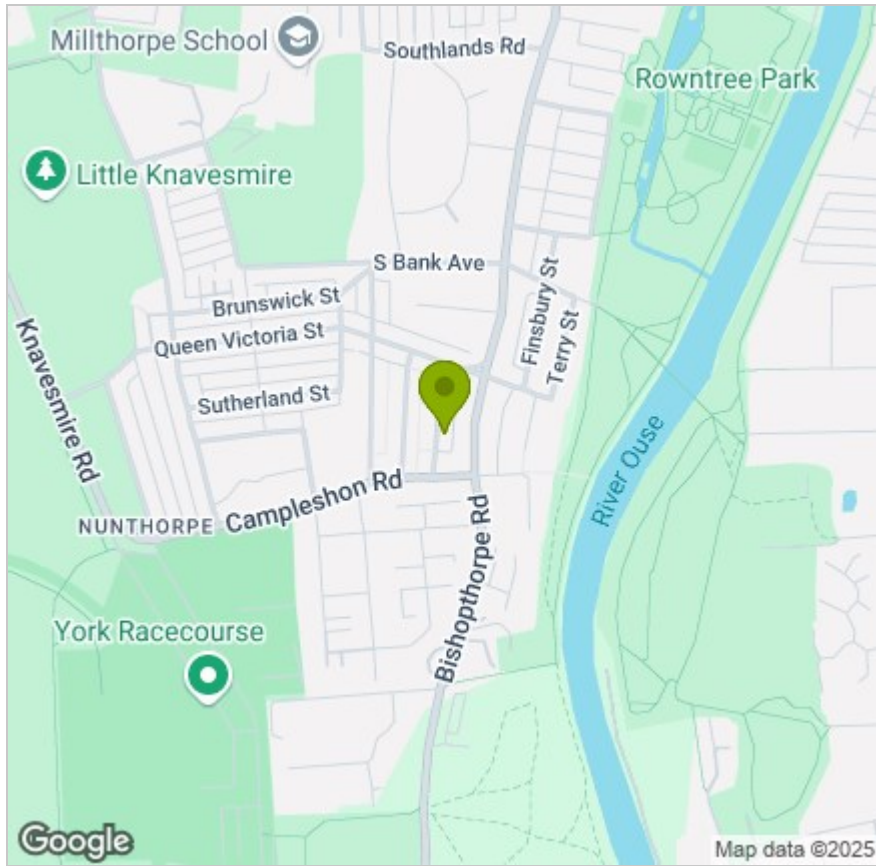
Gated front forecourt, side access to rear garden with patio area, timber fence and brick wall boundary



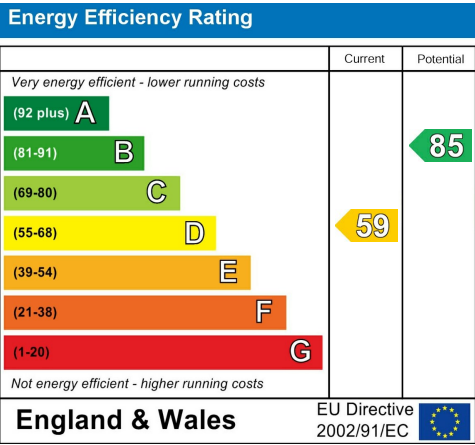
FLOOR PLAN



LOCATION



EPC



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