



36 Montague Street
York, YO23 1JB
£1,200 Per Month

Spacious Two bedroom end terraced house situated within York's South Bank area.

This spacious two bedroom terraced house has become available in the popular area of South Bank, close to the ever popular Bishopthorpe Road, York Knavesmire as well as being close to York City centre. You enter into the hallway which feeds through to the living room which then leads on to a large kitchen space with white goods included oven, hob, fridge/freezer and washing machine.

As you proceed up the stairs you are greeted by two large double bedrooms, and a newly fitted three piece suite bathroom.

To the rear of the property is a walled courtyard with front access, the garden is beings renovated prior to tenants moving into the property.

The property would be suitable for a family or two professional sharers.

Sorry no pets or smokers

Council Tax Band - B
EPC Rating - D

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

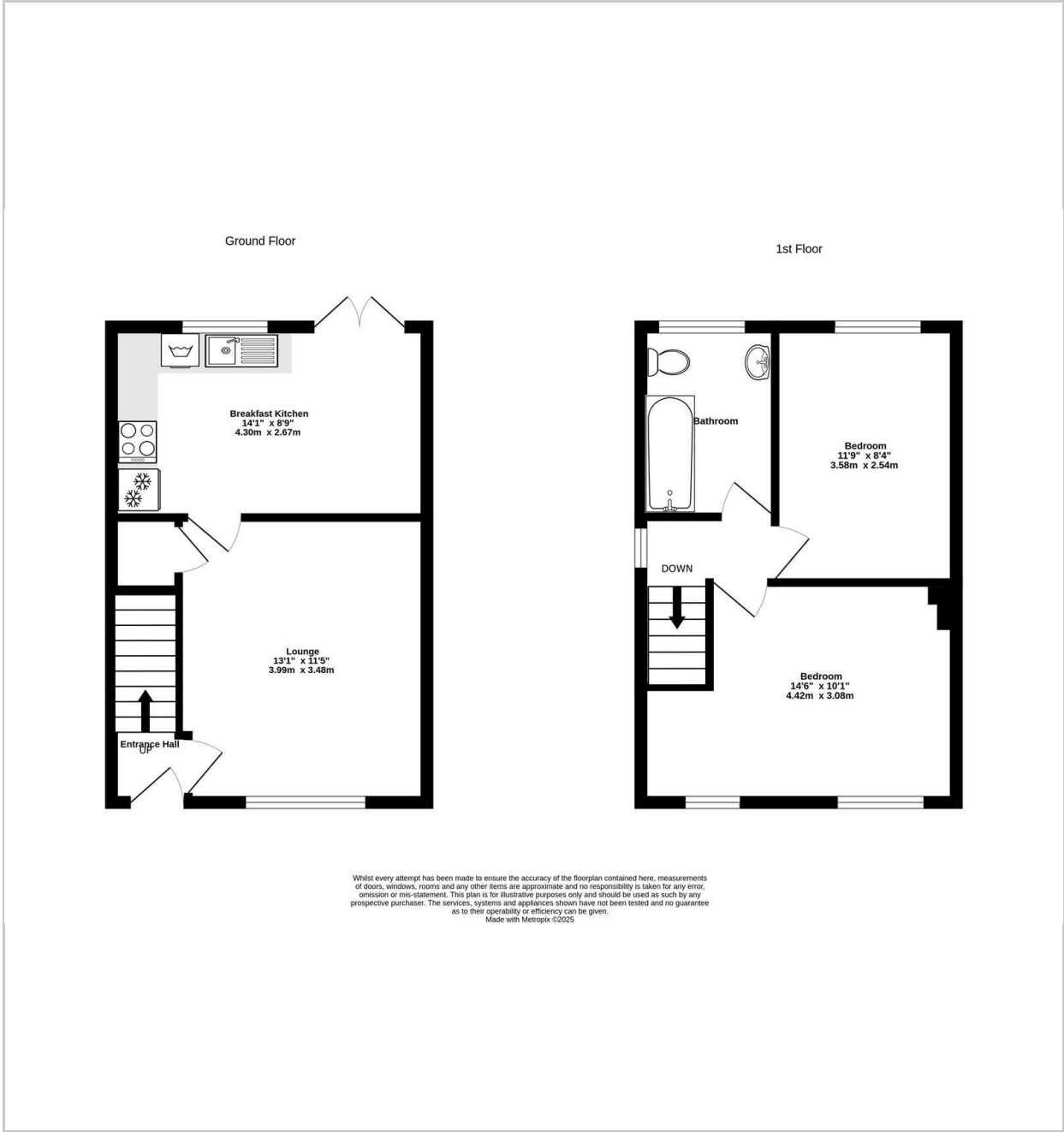
Bathroom

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

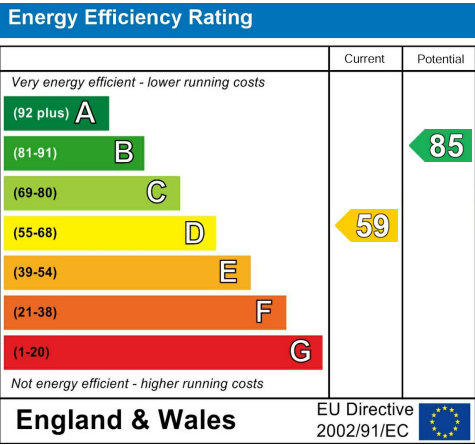
FLOOR PLAN



LOCATION



EPC



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