



£710,000

24 York Road, Montpelier, Bristol, BS6 5QE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

24 York Road Montpelier, Bristol, BS6 5QE

Located on a popular road in Montpelier is this impressive mid-terraced Georgian home. With four bedrooms, two reception rooms, an open-plan kitchen diner, workshop, conservatory and a sunny 60ft rear garden. The property is well-presented and stylishly finished, offering a blend of period charm and modern practicality.

As you enter the property, you have the two sitting rooms, at the front of the property the first sitting room features original stripped wooden floors a period fireplace, alcove shelving, a generously sized storage cupboard and a large sash window which fills the room with natural light. To the rear of the property is a larger sitting room again featuring stripped wooden floors, a period fireplace, a large storage cupboard and a large sash window overlooking the garden.

On the second floor, you find the first two bedrooms and the first family bathroom, both bedrooms have excellent proportions, the smaller of the two is located at the front of the property and features a period fireplace and alcove shelving. Next to this is the first family bathroom featuring a shower unit, toilet and sink. To the rear of this floor is the second bedroom which spans the full width of the property and features stripped wooden flooring a large in-built storage cupboard and



a large sash window.

Moving up to the top floor you find the same layout as below with two large bedrooms and the final family bathroom.

The bathroom is flooded with light thanks to a large skylight above the bath. The third bedroom located at the front of the property features stripped wooden flooring and a period fireplace and storage cupboard. The final bedroom features elevated views over the rear garden and Montpelier via a large sash window and more built-in storage.

On the lower ground floor, you find the workshop and the open-plan kitchen diner. The kitchen features a range of solid wood wall and base units with contrasting worktops, the room is big enough for a large table and chairs and features a window seat with views out to the garden.

The rear door leads out to a conservatory which looks out onto the rear garden.

The garden features a raised patio seating area with room for a table and chairs, stairs that lead down to the lower part of the garden which is lawned and has a small pond.

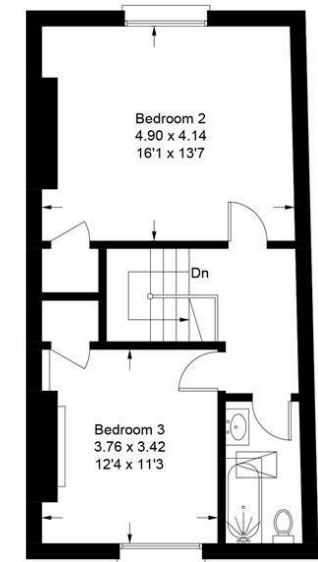
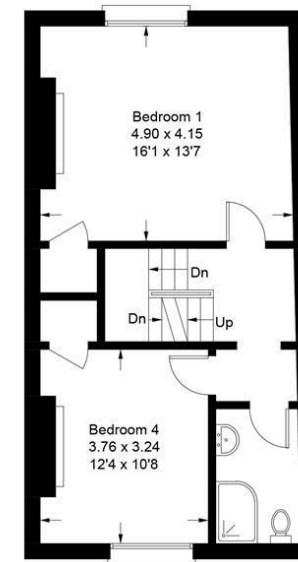
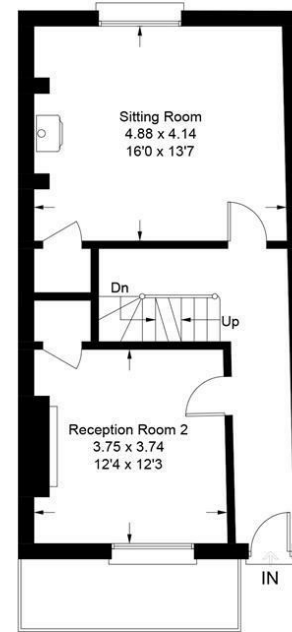
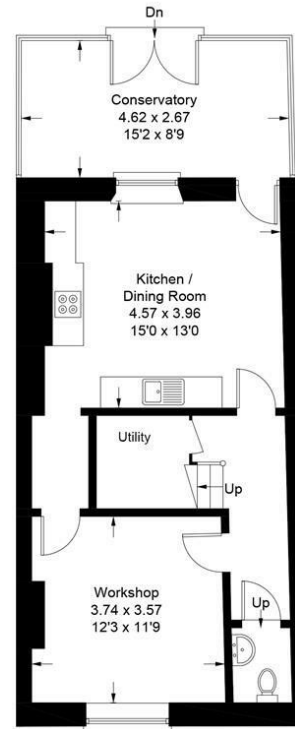
York Road would make for a perfect family home offering a larger than average garden in the heart of Montpelier.





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Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958717)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	85		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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