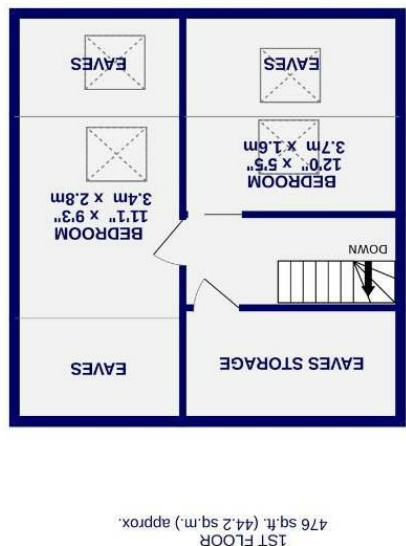


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

Montague Road  
Bishopthorpe, York  
YO23 2SS

Freehold  
Council Tax Band - C

- Semi Detached Bungalow
- Four/ Five Bedrooms
- Games/Cinema Room
- Driveway For Multiple Cars
- Rear Garden and Side Patio Area
- Well Presented
- EPC D



TOTAL FLOOR AREA - 1408 sq. ft. (130.8 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is advised that the purchaser will form part of the overall floor area and be responsible for taking any necessary checks on the services, systems, and appliances shown have not been tested and no guarantee as to their operability. Made with Metropack ©2024



Montague Road  
Bishopthorpe, York  
YO23 2SS

£425,000



An extended four bedroom semi detached dormer bungalow with an unusually large plot.

Situated close to the heart of the popular and picturesque village of Bishopthorpe this tastefully extended semi detached property has an abundance of flexible living accommodation. Bishopthorpe is well served with a range of local amenities as well as being less than 3 miles from the city centre and handy for the A64 for access further afield. This highly sought after village is famous for its beautiful architecture and synonymous with an excellent social community.

The accommodation in short, a front entrance hallway leads to a grand living room and separate kitchen with access onto the side patio. The main rear bedroom looks onto the rear garden with a fourth bedroom/office and a rear dining room offering flexible accommodation. A rear conservatory offers a wonderful summer space and allows access to the converted games room at the rear. To the first floor are two bedrooms and excellent eaves storage.

Externally to the rear is a wonderful garden and side patio area with shed storage. To the front is a garden and driveway offering off street parking for multiple cars.

Council Tax Band C.

