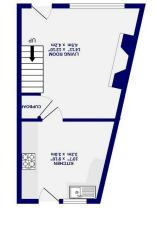


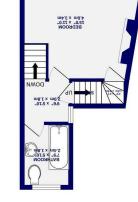
## YOZ3 JJB South Bank, York Montague Street

Freehold Council Tax Band - B

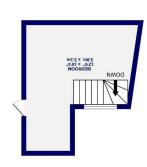
- Period Home
- Two Double Bedrooms
- Living Room with Log Burner
- Modern Kitchen Diner
- · Enclosed Courtyard
- Sought After Residential Area
- · No Onward Chain
- EbC E

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 indivention is of particular property is in good services, equipment or factinar is of particulars flow preview. If they are in good working order, or that the property is in good services and nothing in these particulars shull be deemed to be a statement that they are in good working order, or that the property is in good services of acts of the accordition or otherwise. Any areas there and include the interval condition are precise. Purchaal contents of acts of the accordition or by otherwise regarding they are in good working order, or that the property is in good services, equipment of are only and are not precise. Purchaal context as they are in good working order, or that the property is in good working or the sector and as to the condition or otherwise. Functural context are apprecised any services, particulars, they are into any condition or property is in good working or the transforment that are contact and we would be detervated to be act of the condition or by inspection or by otherwise regarding they are into any contact relating to the exceeder to you.





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## Ashtons

## Montague Street, South Bank, York, YO23 1JB

Montague Street South Bank, York YO23 1JB

## £280,000



This charming period home is situated in the everpopular South Bank area, just to the south of York. Ideally positioned for easy access to the city centre and the vibrant Bishopthorpe Road, with its array of acclaimed independent shops, cafés, and amenities, this is a home not to be missed. Offered with no onward chain, it could make a wonderful first home.

Beautifully presented throughout, the property offers bright and spacious accommodation, including an open-plan reception area filled with natural light and featuring a cosy log burner. The modern kitchen/diner is well-equipped with a range of sleek wall and base units, integrated appliances, stylish worktops, and on-trend metro tile splash backs.

To the first floor, a generous landing leads to a spacious principal bedroom and a contemporary house bathroom. The second floor reveals a further double bedroom, complete with eaves storage.

Outside, the home benefits from a pretty, enclosed courtyard-style garden, perfect for enjoying a quiet moment or entertaining friends.

A truly lovely home in one of York's most desirable locations, sure to appeal to a wide range of buyers early viewing is highly recommended.

Council Tax Band- B



















