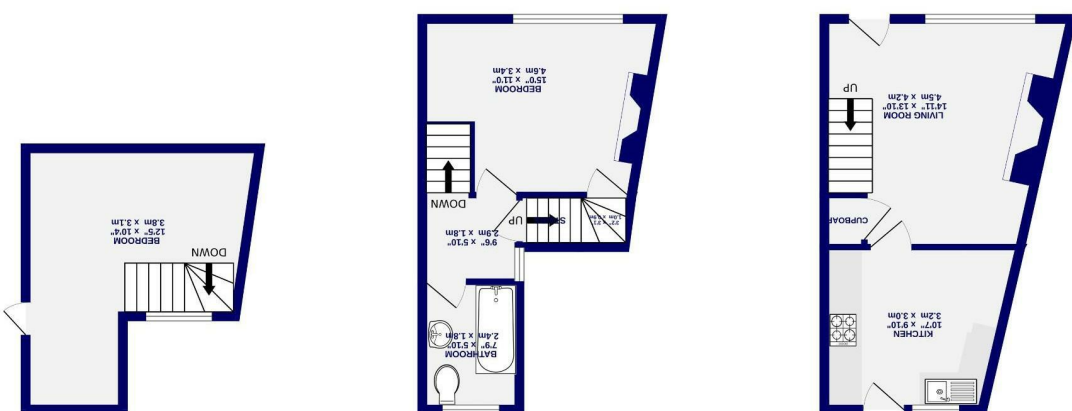


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC - E
  - No Onward Chain
  - Sought After Residential Area
  - Enclosed Courtyard
  - Modern Kitchen Diner
  - Living Room with Log Burner
  - Two Double Bedrooms
  - Period Home
- Freehold  
Council Tax Band - B

# Montague Street South Bank, York YO23 1JB

TOTAL FLOOR AREA - 684 sq. ft. (63.6 sq. m.) approx.  
When every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the appliances will form part of the overall floor area and responsibility is taken for any errors or omissions. The vendor, agents, assistants, officers and employees shown have not been tested and no guarantee is given as to their operation. Illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents, assistants, officers and employees shown have not been tested and no guarantee is given as to their operation.



Montague Street  
South Bank, York  
YO23 1JB

£250,000



This charming period home is situated in the ever-popular 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.

Please note a selection of rooms have been dressed using AI for illustrative purposes

Council Tax Band- B

