







30 Montague Road Bishopthorpe

York, YO23 2SS

Guide Price £365,000

 4  2  1 

NO ONWARD CHAIN - AN EXTENDED, 3/4 BEDROOM SEMI DETACHED BUNGALOW SET IN THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS IN TO THE CITY CENTRE. Located on Montague Road, Bishopthorpe, the property is served by bus routes, nearby shops and riverside walks and is suited for a variety of buyers or families.

This well cared for home has been adapted to provide bright and spacious living accommodation with the benefit of gas central heating and UPVC double glazing and comprises; Entrance hall and kitchen, separate dining space, 19' lounge with bay window, inner hallway, two ground floor bedrooms, (one currently used as a separate sitting room), conservatory, three-piece shower room/WC, first floor-landing, master bedroom with fitted storage and three-piece en-suite, and additional bedroom 4. To the outside is a low maintenance front garden, driveway providing off street parking and the potential for electric car charging whilst to the rear is paved courtyard garden with access to a single garage. An internal viewing of this impressive dormer bungalow is strongly recommended.

Entrance Hall

Composite door to front, uPVC window to side.

Kitchen

12'2 x 9'4 (3.71m x 2.84m)

Fitted wall and base units with work tops, sink and drainer with mixer tap, built-in gas hob and electric oven, space and plumbing for appliances, power points.

Lounge

19'5 x 12'6 (5.92m x 3.81m)

uPVC bay window to front, electric fire with surround, two double panelled radiators, TV point, power points, carpet.

Dining Area

9'4 x 7'4 (2.84m x 2.24m)

uPVC window to side, double panelled radiator, power points, carpet.

Inner Hallway

Single panelled radiator, stairs to first floor, carpet.

Shower Room

Opaque uPVC window to side, corner shower cubicle, wash hand basin, low level WC, extractor fan, towel rail/radiator, tiled walls, vinyl flooring.

Bedroom 2

14'4 x 11'1 (4.37m x 3.38m)

uPVC window to rear, single panelled radiator, fitted wardrobes, power points, carpet.





Bedroom 3/Sitting Room

10'4 x 8'4 (3.15m x 2.54m)

Sliding doors to conservatory, single panelled radiator, power points, carpet

Conservatory

19'3 x 10'8 (5.87m x 3.25m)

uPVC double glazing, uPVC door to side, double doors to patio, single panelled radiator, power points, laminate flooring.

First Floor Landing

Double panelled radiator, power points, large eaves storage, carpet.

Bedroom 1

13'9 x 9'10 (4.19m x 3.00m)

uPVC window to rear, single panelled radiator, power points, eaves storage, carpet.

En-Suite

Opaque uPVC window to side, walk-in shower cubicle, wash hand basin, low level WC, eaves storage, extractor fan, tiled walls, vinyl flooring.

Bedroom 4

11'7 x 9'3 (3.53m x 2.82m)

uPVC window to rear, single panelled radiator, power points, carpet.

Outside

Low maintenance front garden, driveway providing off street parking and leading to garage. gate to side. Rear paved courtyard garden with timber fence and brick wall boundary, outside tap.

Garage

16'7 x 9' (5.05m x 2.74m)

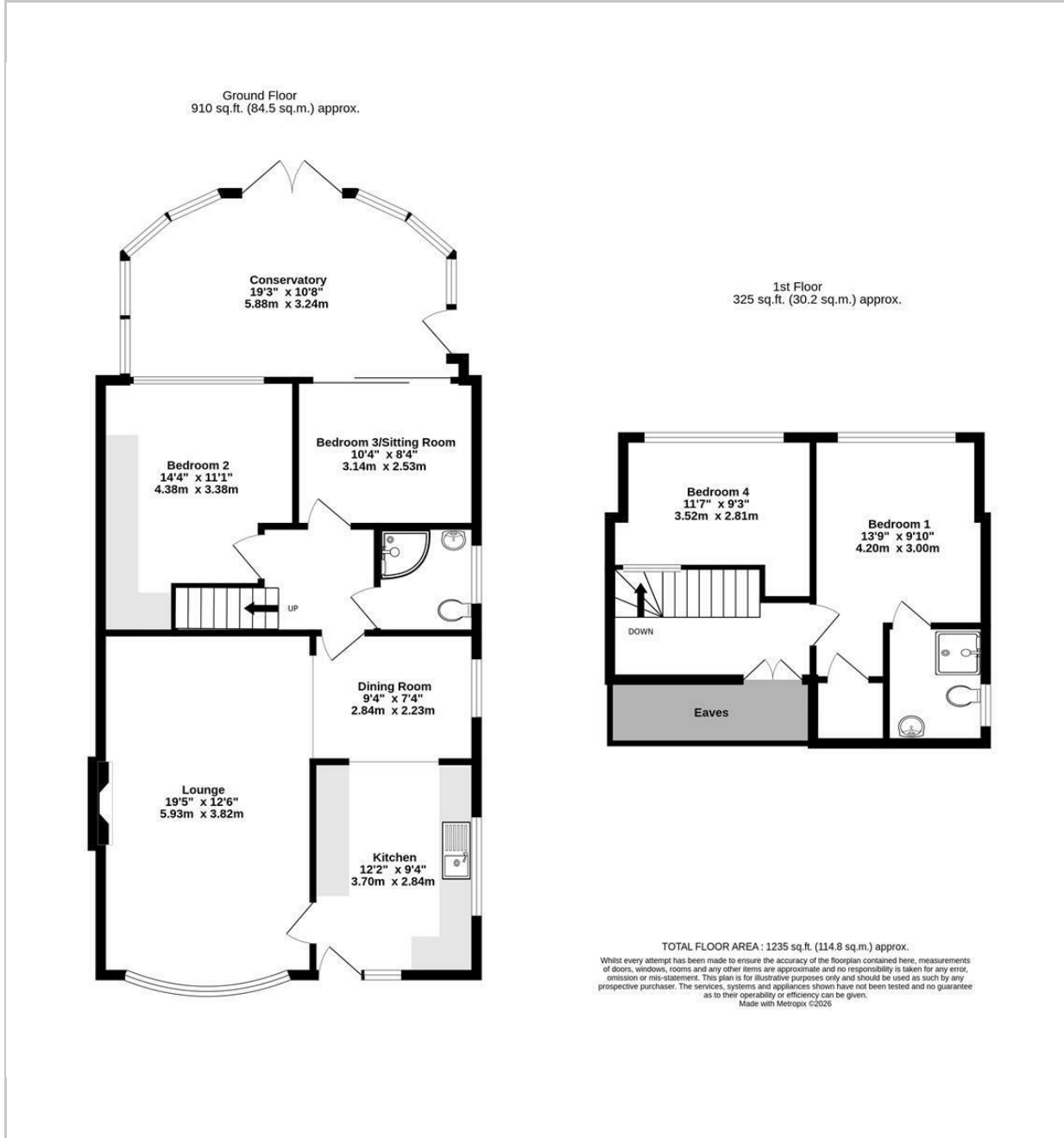
Up and over garage door, power and lighting, door and window to rear.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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