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Montague Street, York

Offers Over £340,000

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A comprehensively renovated semi-detached home on Montague Street, sparing no expense and enjoying superb natural light together with an enviable position backing onto Bishopthorpe Road. With Bishy Road's independent cafés, the Knavesmire, riverside walks and York Station all within easy reach, it offers an exceptional, walkable city lifestyle.

The owners have invested significantly in upgrading the property, blending original character with high-quality contemporary finishes. The bright living room features an attractive fireplace and excellent natural light, while a Crittall-style door leads to the bespoke kitchen — complete with breakfast bar seating, integrated appliances, wine fridge and space for an American-style fridge freezer — designed for both everyday living and entertaining.

The extended entertaining area, currently arranged as a snug, provides valuable additional living space. Full-height glazing and French doors create a wonderfully light environment and open onto the private courtyard garden, which benefits from side access. A ground-floor WC completes the layout.

Upstairs are two double bedrooms, each enjoying superb natural light. The principal bedroom offers generous space for freestanding furniture as well as a dressing table area. The premium shower room features terrazzo-effect tiling, recessed niche shelving with integrated sensor lighting, gold-tone fittings and a floating vanity unit with sensor illumination.

Externally, the home offers a smart forecourt and a private courtyard ideal for outdoor seating and entertaining. Storage is a notable strength, including a boarded loft with fixed ladder, under-stairs storage and an external store.

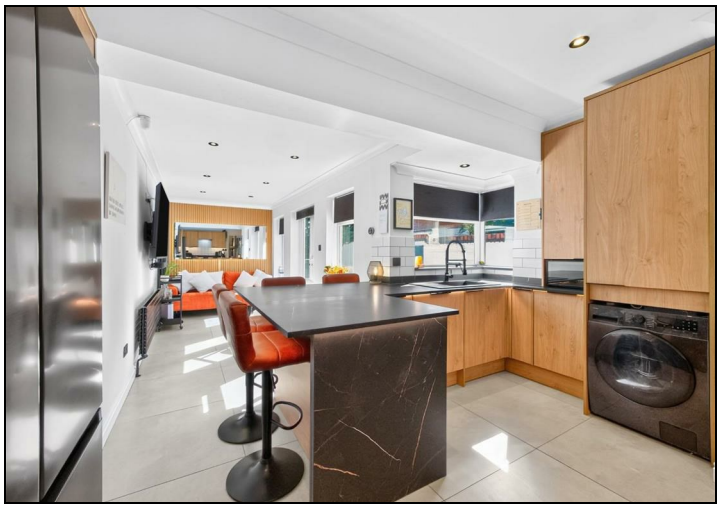
Beautifully presented and ready to move into, this elegant home combines quality, extended living space and outstanding access to York's most desirable amenities.



KEY FEATURES

- Beautifully Renovated Semi-Detached Home
- Extended Living Space With Full-Height Glazing
- Bespoke Howdens Kitchen With Breakfast Bar
- Two Well-Proportioned Double Bedrooms
- Prime South Bank Location
- Private Courtyard Garden With Side Access
- Smart Forecourt Frontage & Generous Storage Throughout
- Council Tax Band B



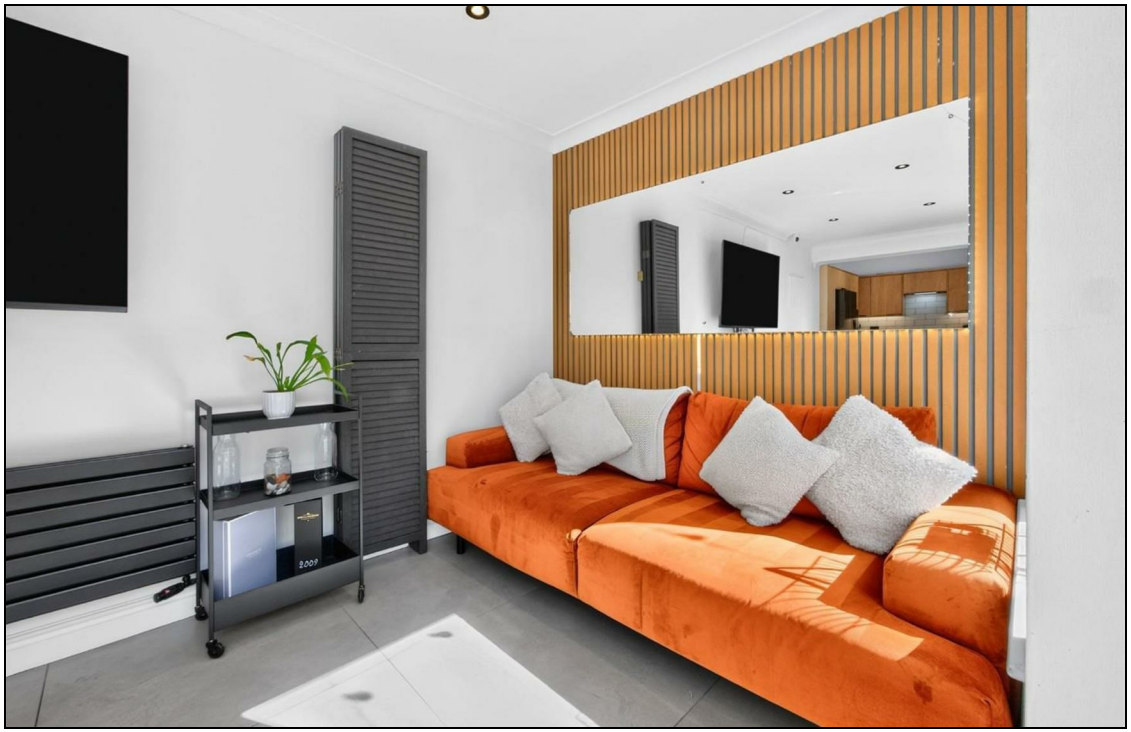












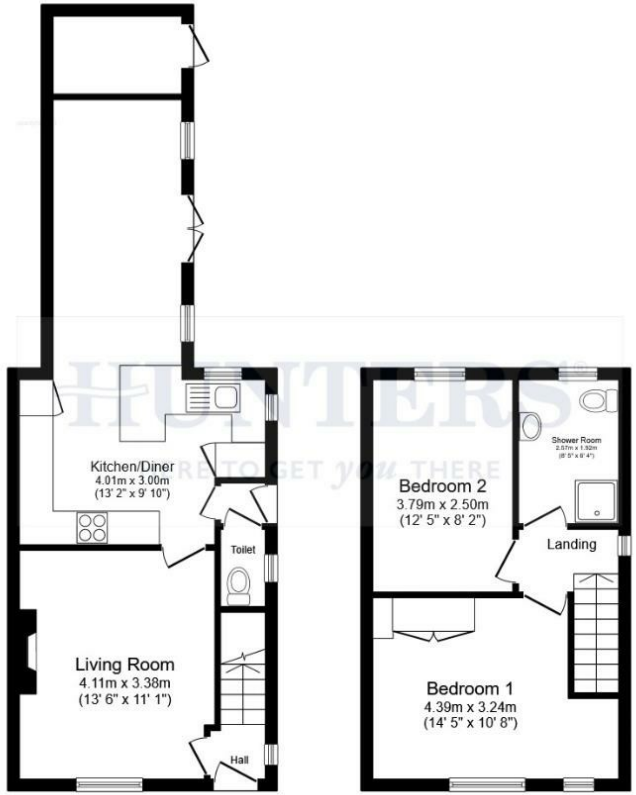






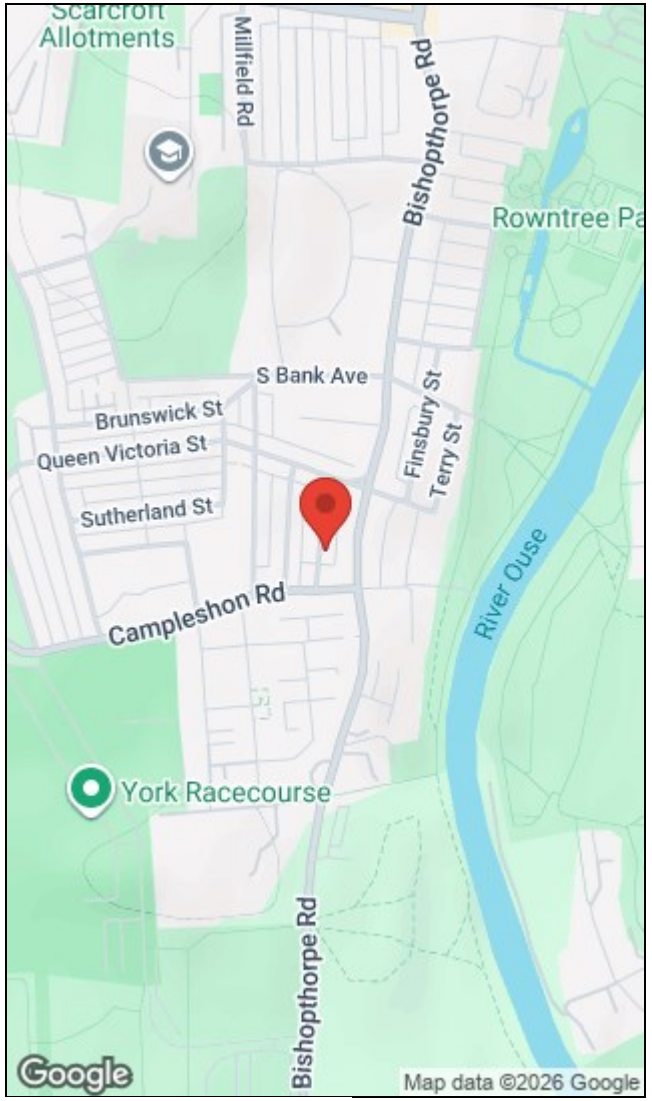


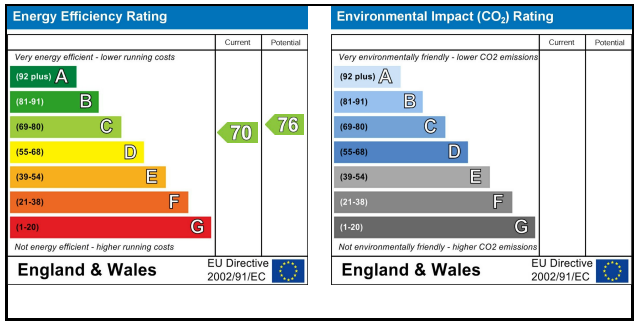
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Total floor area 77.5 m² (835 sq.ft.) approx

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