



# Montague Street South Bank, York YO23 1JB

Offers Over £350,000



Ashtons Estate Agents are delighted to present this exceptional two-bedroom extended semi-detached home, occupying a prime position within the ever-popular South Bank area of York. Ideally situated for easy access to the city centre, the Knavesmire and riverside walks, together with the independent cafés, restaurants and shops along Bishopthorpe Road, this is a home perfectly placed to enjoy one of York's most desirable locations.

Having been thoughtfully renovated and extended by the current owner, no expense has been spared in creating a home of exceptional quality. Every aspect has been carefully considered, blending the charm and character of the original property with high-specification contemporary finishes to create a home that is both elegant and practical. Stepping through the forecourt and into the entrance hallway, the quality and attention to detail are immediately apparent. The beautifully presented living room is bathed in natural light and features an attractive fireplace, creating a warm and inviting space.

Through the Crittall-style door lies the bespoke Howdens kitchen, designed for both everyday living and entertaining. A generous breakfast bar provides casual dining space, whilst a range of high-quality cabinetry offers excellent storage and preparation space. Integrated appliances, a wine fridge, washing machine space and an American-style fridge freezer complete the kitchen. The kitchen opens into the extended reception space, currently used as a snug, with French doors and full-height glazing flooding the room with natural light and opening onto the private courtyard garden. A downstairs WC completes the ground floor.

To the first floor are two double bedrooms, with the principal bedroom offering space for freestanding furniture and a dressing area. The bathroom is finished to a high standard, featuring a walk-in shower with terrazzo-effect wall tiles, recessed niche, gold-tone fittings and a floating vanity unit.





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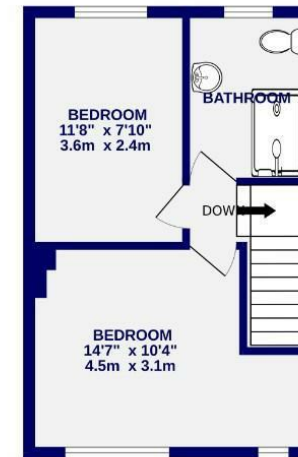
Freehold  
Council Tax Band - B

- Beautifully Presented Extended Semi Detached Home
- Two Double Bedrooms
- Bespoke Howdens Kitchen With Breakfast Bar
- Versatile Open Plan Dining Snug Area
- Luxury Bathroom Blending Modern Design
- Prime South Bank Location
- Walking Distance Bishopthorpe Road
- Near The Knavesmire And Riverside Walks
- Courtyard Garden With Seamless Indoor Outdoor Flow
- EPC C

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 777sq.ft. (72.2 sq.m.) approx.

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