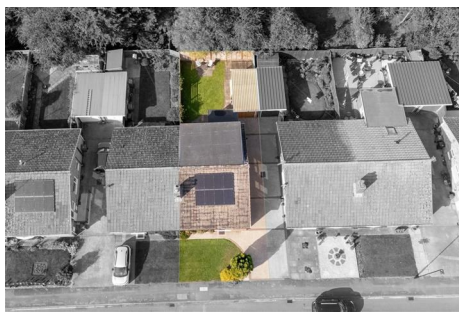




18 Montague Road

Bishopthorpe, York, YO23 2SS

Constructed in the 1960's and situated in the highly regarded village of Bishopthorpe, to the south of York, this beautifully presented and versatile family home offers generous and well-proportioned accommodation arranged over two floors. The property provides an excellent combination of modern living spaces, flexible reception rooms and well-appointed bedrooms, making it ideally suited to contemporary family life.

£425,000

18 Montague Road

Bishopthorpe, York, YO23 2SS



- Beautifully presented and highly versatile family home
- Sought-after village location
- Generous and well-proportioned accommodation arranged over two floors
- Three/Four bedrooms
- Private rear garden ideal for families and entertaining
- Two bathrooms, including a spacious four-piece suite with freestanding bath

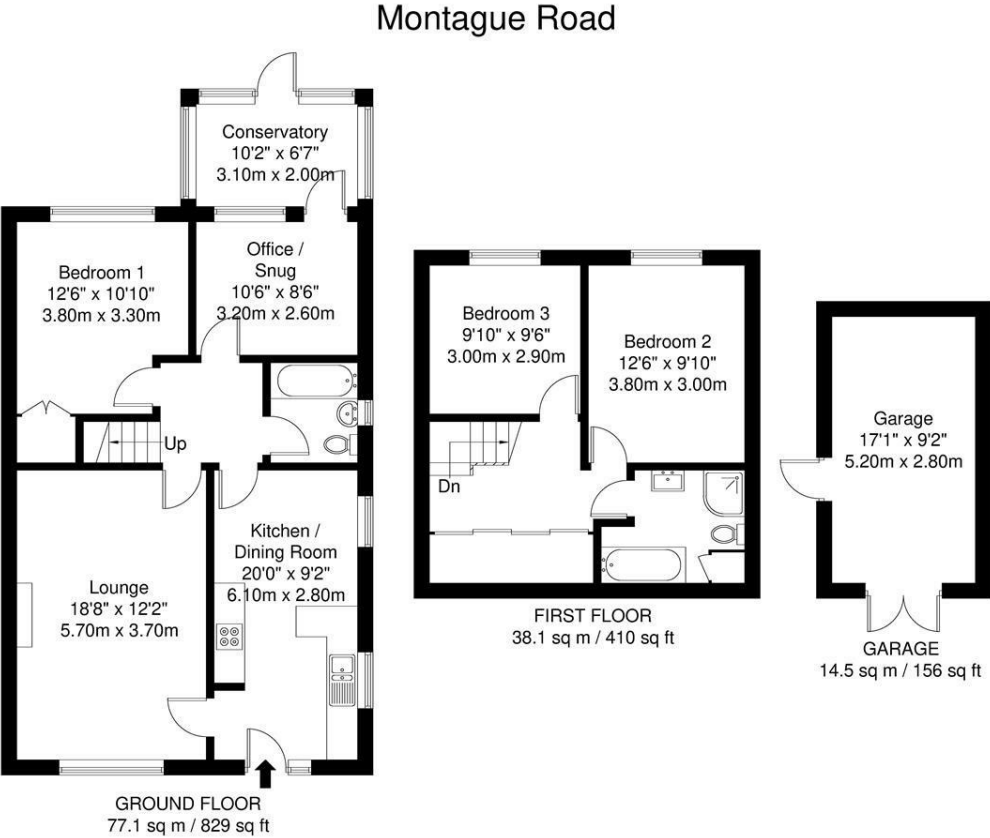
Offer Procedure



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		