

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

30 Montague Street

York, YO23 1JB

Guide Price £250,000

3 1 2

NO ONWARD CHAIN! A three bedroom end of terrace house situated on this popular South Bank street, ideal for investors or buyers seeking a project with the opportunity to personalise a generously sized, realistically priced home in this sought after area. Benefitting from uPVC double glazing and gas central heating, the internal accommodation comprises an entrance hall, lounge, separate dining room, fitted kitchen, WC/cloaks, shower room and first floor landing leading to three bedrooms (two doubles and one single). To the outside is a side alleyway providing access to a rear courtyard garden with timber shed and brick boundary wall. An accompanied viewing to appreciate the potential on offer is strongly recommended.

Entrance Hall
Entrance door, carpeted stairs to first floor

Lounge
uPVC double glazed window to front, single panelled radiator, TV point, power points, carpet

Dining Room
uPVC double glazed window to rear, single panelled radiator, power points, carpet, door to

Kitchen
uPVC double glazed window to side, fitted wall and base units with counter tops, sink and draining board, space and plumbing for appliances, integrated washing machine, power points, vinyl flooring

Rear Hall/WC
uPVC double glazed window and door to side alleyway, low level WC, vinyl flooring

Shower Room
Opaque double glazed window to rear, pedestal wash hand basin, walk in shower area, fully tiled walls and floor

First Floor Landing
uPVC double glazed window to side, loft access, carpet



















Bedroom 1
Two uPVC double glazed windows to front, single panelled radiator, power points, carpet

Bedroom 2
uPVC double glazed window to rear, single panelled radiator, power points, carpet

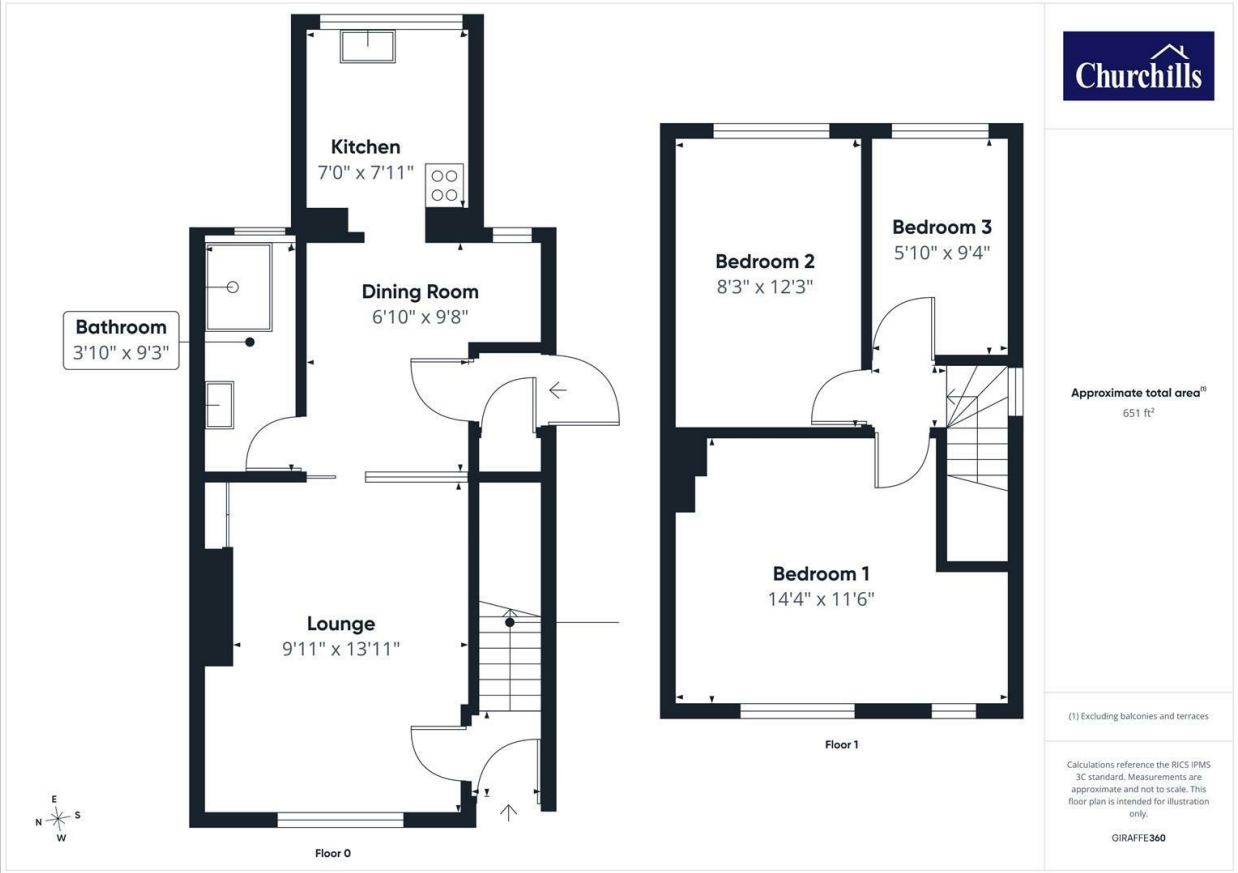
Bedroom 3
uPVC double glazed window to rear, double panelled radiator, power points, exposed timber floorboards

Outside
Gated side alleyway, rear courtyard garden with timber shed, flower borders and brick and fence boundary

Agents Note:
While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

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.

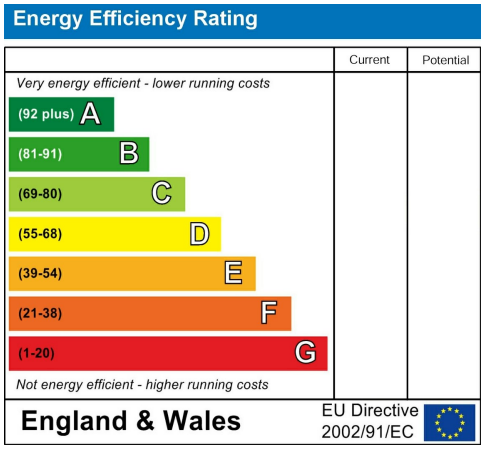
FLOOR PLAN



LOCATION



EPC



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