



5 Montague Street,
York, North Yorkshire YO23 1JB

Guide Price £247,500

The logo for BISHOPS PERSONAL AGENTS features a stylized green house icon above the word "BISHOPS" in a bold, serif font, with "PERSONAL AGENTS" in a smaller, sans-serif font below it.

Bishops Personal Agents present a pleasant two-bedroom mid terraced house, set in the heart of one of York's most sought after locations. Perfectly located close to the York Racecourse, river side walks and within easy walking distance of the "Bishy Road" high street, the popular local Knavesmire school and Rowntree Park. This property has been cherished by the current owner, creating a lovely home and will appeal to both first time buyers and buy to let investors looking to purchase or lease in this popular location of South Bank. Benefiting from both gas central heating and double glazing, the accommodation briefly comprises: Entrance vestibule, leading to the living room with a wall mounted gas fire and space for book shelves in the alcove. Then passing the stairs, we find the dining room with a quarry tiled floor and under stairs storage, which in turn opens to the fitted kitchen with a range of units. Then passing the utility lobby to a bathroom that completes the ground floor. To the first floor are two bedrooms the primary with built in wardrobes. Externally we find a courtyard area to the rear, perfect for outside entertaining and secure gated access to the rear lane. An early internal viewing is strongly recommended not to miss out on this lovely home!

Montague Street is located in a much sought-after location, within the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

Upvc front door leading to the vestibule. Door leading to...

Living Room

12' 9" x 11' 10" (3.88m x 3.60m)

Double glazed windows to front aspect, gas wall mounted fire*, tv point* and radiator*. Door leading to...

Dining Room

11' 8" x 8' 3" (3.55m x 2.51m)

Double glazed windows to rear aspect, quarry tiled floor, under stairs cupboard and radiator*. Door leading to...

Kitchen

11' 2" x 5' 7" (3.40m x 1.70m)

The kitchen is presented with a range of modern wall, floor and drawer units with matching worktops over, sink with mixer taps, electric oven*, electric hobs*, double glazed windows to side aspect and radiator*. Door to the rear courtyard. Opening to...



Inner Lobby

Wall mounted boiler* and plumbing for a washing machine*. Door leading too...

Bathroom

6' 5" x 5' 7" (1.95m x 1.70m)

White suite comprising: Panelled bath with mains shower over, pedestal wash hand basin, low level wc, extractor fan*, double glazed window to side aspect and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed windows to front aspect, picture rail, built in wardrobes and radiator*.

Bedroom 2

11' 8" x 8' 3" (3.55m x 2.51m)

Double glazed windows to rear aspect, alcove cupboard and radiator*.



Outside

To the rear of the house is a walled and gated courtyard, with access to the rear service road.

Agents Note

Epc rating D, Council tax band B.

Broadband supplier: Sky.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.







Energy performance certificate (EPC)

5 Montague Street
YORK
YO23 1JB

Energy rating

D

Valid until: **24 April 2033**

Certificate number: **6517-5724-0050-0214-5222**

Property type

Mid-terrace house

Total floor area

64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

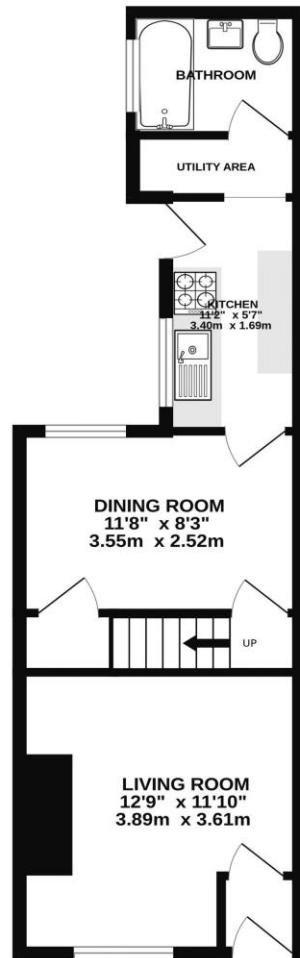
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

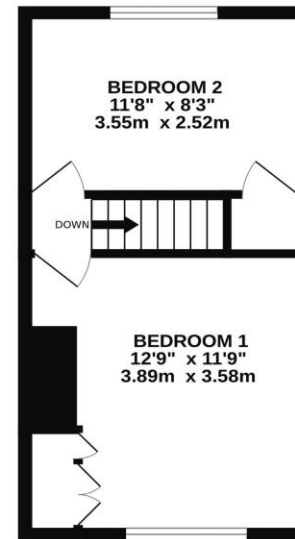
www.bishospa.com


BISHOPS
PERSONAL AGENTS

GROUND FLOOR



1ST FLOOR



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.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.