



29 Montague Street,
York, North Yorkshire YO23 1JB

Offers in Excess of £185,000

**BISHOPS**
PERSONAL AGENTS

Bishops Personal agents bring to the market a fantastic opportunity to put your own stamp on a three bed end of terraced house, set in the heart of one of York's most sought after locations of South Bank. Perfect for developers and buy to let investors, this house and will be very popular, being perfectly located close to the York Racecourse and within easy walking distance of the "Bishy Road" high street, the popular local Knavesmire school and Rowntree Park. This house on Montague Street wants someone to give it the love and affection it deserves and create a stunning home to your own taste and style, with the possibility to extend to the rear. Benefiting from double glazing, the accommodation briefly comprises: Entrance vestibule, leading to the living room, which in turn opens to the basic kitchen, pantry, separate cloakroom and the bathroom. To the first floor are three bedrooms. To the side of the house we find gated access to the rear of the property, where we find a courtyard with gated access to the rear. In summary, this property will be very popular with developers and buy to let investors and to those for whom location within this popular area is crucial and easy access to the York City centre and station. Sold with no onward chain! An internal viewing is strongly recommended not to miss out!

Montague Street is 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

Entrance door to vestibule. Stairs leading to the first floor and telephone point*. Door leading to...

Living Room

14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed window to front aspect, fireplace with gas fire* and tv point*. Door leading to...

Kitchen

9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed window to rear aspect, basic kitchen with a base unit incorporating steel sink and a pantry. Doors leadings to...

Bathroom

9' 1" x 4' 0" (2.77m x 1.22m)

Fitted with a white suite, bath, sink, airing cupboard and glazed window to rear aspect.

Cloakroom

Double glazed windows to side aspect and low level wc.

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

14' 3" x 11' 6" (4.34m x 3.50m)

Double glazed windows to front aspect.

Bedroom 2

12' 3" x 8' 1" (3.73m x 2.46m)

Double glazed window to rear aspect.

Bedroom 3

9' 2" x 5' 11" (2.79m x 1.80m)

Double glazed window to rear aspect.

Outside

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

Agents Note

Epc rating TBA, Council tax band B.

Broadband supplier: Empty house.

Broadband speed: Empty house.

Water supplier: Yorkshire Water.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.







Energy performance certificate (EPC)

29 Montague Street YORK YO23 1JB	Energy rating G	Valid until: 30 January 2034
		Certificate number: 2400-5314-0822-5322-3943

Property type	End-terrace house
Total floor area	65 square metres

Rules on letting this property

! You may not be able to let this property

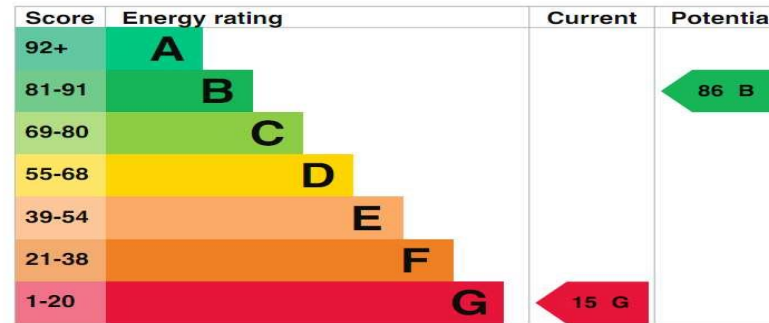
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



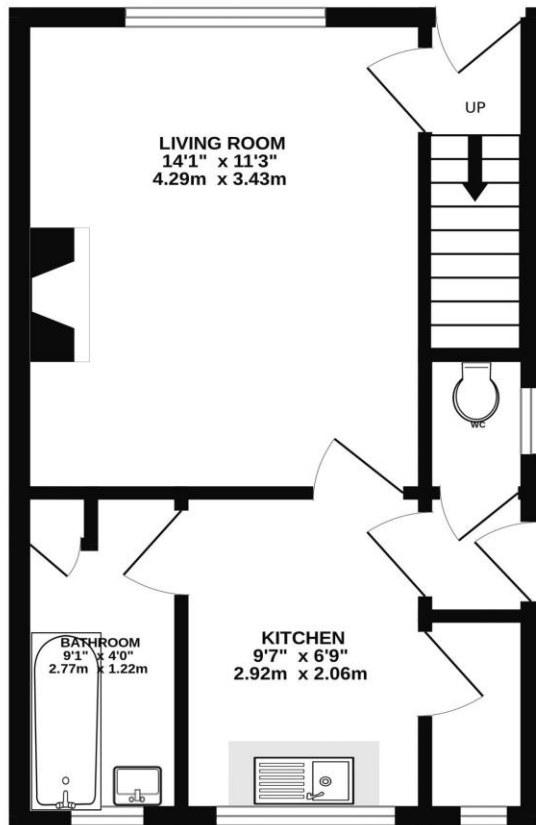
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

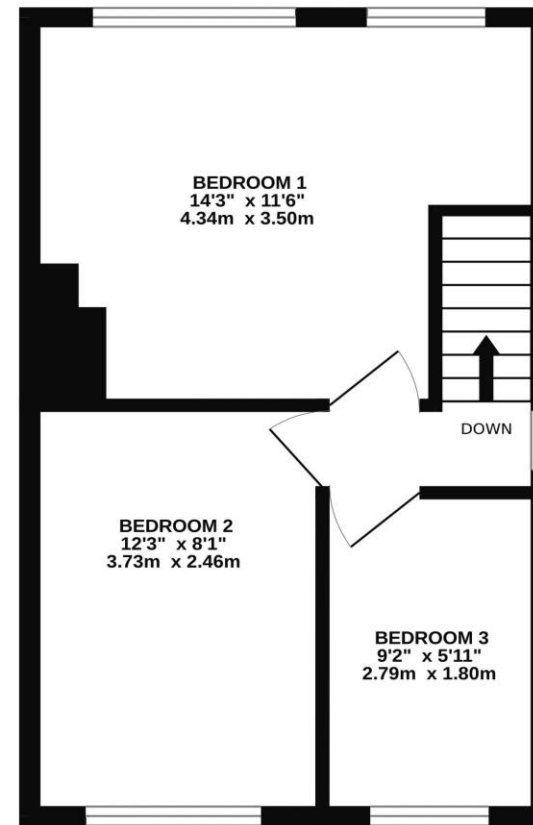
For properties in England and Wales:

- the average energy rating is D

GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

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.