



Ashtons

Montrose Avenue, Huntington Road, York, YO31 8FB

Montrose Avenue
Huntington Road, York
YO31 8FB

£250,000



Located in the popular residential area off Huntington Road, and within close proximity of York Hospital, the city centre, and York train station, is this well-presented two-bedroom townhouse. Ideal for first-time buyers, the property has been carefully maintained and is ready to move into.

Internally, the home comprises an entrance vestibule leading into a spacious lounge, where a large window allows light to flood the room, creating a bright and airy feel with flexible space for furniture arrangements. To the rear, the kitchen diner is fitted with a range of wall and base units, providing ample storage and worktop space, with a door opening onto the rear garden. Stairs from the lounge lead to the first floor, where two generous bedrooms and a three-piece family bathroom are situated.

Externally, the property benefits from driveway parking, a rare feature so close to the city centre, and a generous rear garden, predominantly laid to lawn and beautifully landscaped with flower beds, planting, and seating areas, all enclosed by fence boundaries.

In summary, this is a wonderful home for any first-time buyer, and early viewing is highly recommended.

Council Tax Band B



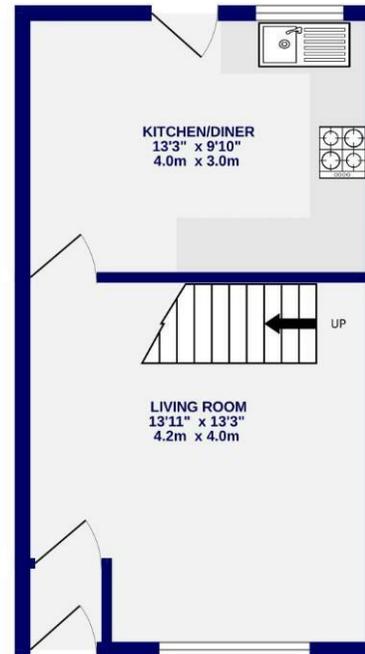


Montrose Avenue Huntington Road, York YO31 8FB

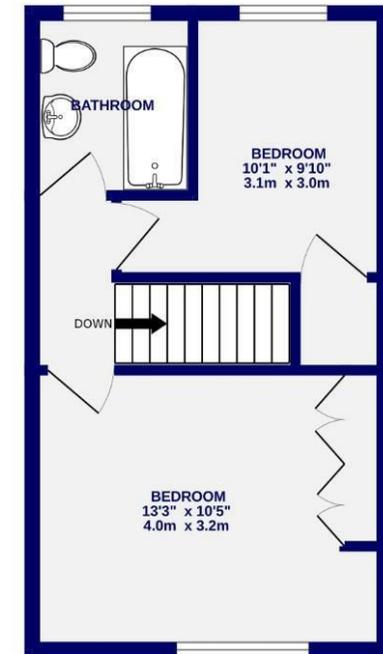
Freehold
Council Tax Band - B

- Townhouse
- Two Bedrooms
- Immaculately Presented
- Driveway Parking
- Pretty Rear Garden
- Close To CC & Train Station
- Ready To Move In
- EPC C

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.
Made with Metropac ©2020

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.