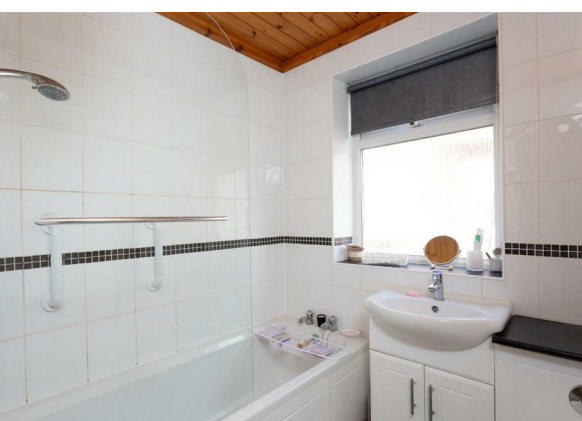




Montague Road, Bishopthorpe, York £310,000

Situated in the heart of the sought-after village of Bishopthorpe, this beautifully maintained semi-detached bungalow offers both comfort and convenience in an lovely setting. Thoughtfully arranged and tastefully presented, the property provides versatile accommodation, perfectly suited to those seeking single-level living in a welcoming community.



Upon entering the home, the modern fitted kitchen sets the tone with its contemporary style providing an extensive range of units and appliances. From the kitchen, you step into the light-filled living room, a delightful space enhanced by generous sized window that draw in natural daylight. Flowing seamlessly beyond, the dining room—formerly a third bedroom—offers flexibility, whether used for entertaining guests, as a study, or even reinstated as additional sleeping accommodation.

An inner hallway leads to two well-proportioned bedrooms, each offering comfort and a peaceful outlook over the garden, along with the modern house bathroom, fitted with a white suite.

Externally, the home continues to impress with a private driveway, providing off-street parking and leading to a detached garage. To the rear, a lovely enclosed garden offers a tranquil retreat, thoughtfully planted and ideal for relaxing or enjoying warmer months outdoors.

Bishopthorpe itself is a village of great character, known for its strong sense of community and excellent local amenities. Within walking distance, you will find charming public houses, independent shops, a post office, and a well-regarded primary school, along with regular bus services into York city centre. The village also benefits from riverside walks along the River Ouse, perfect for those who enjoy the outdoors. Its convenient location places York's historic centre and major road networks within easy reach, combining the best of rural village living with city accessibility.

This property represents a rare opportunity to acquire a bungalow in one of York's most desirable villages, blending modern comfort with a welcoming setting.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Ultrafast broadband available, up to 10000* Mbps download speed

EPC Rating: TBC

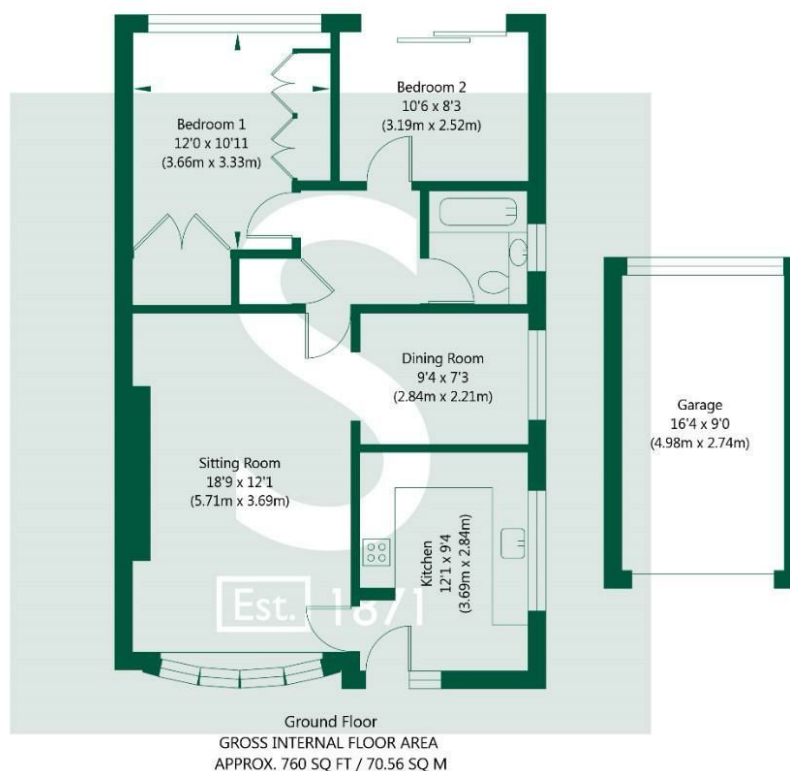
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

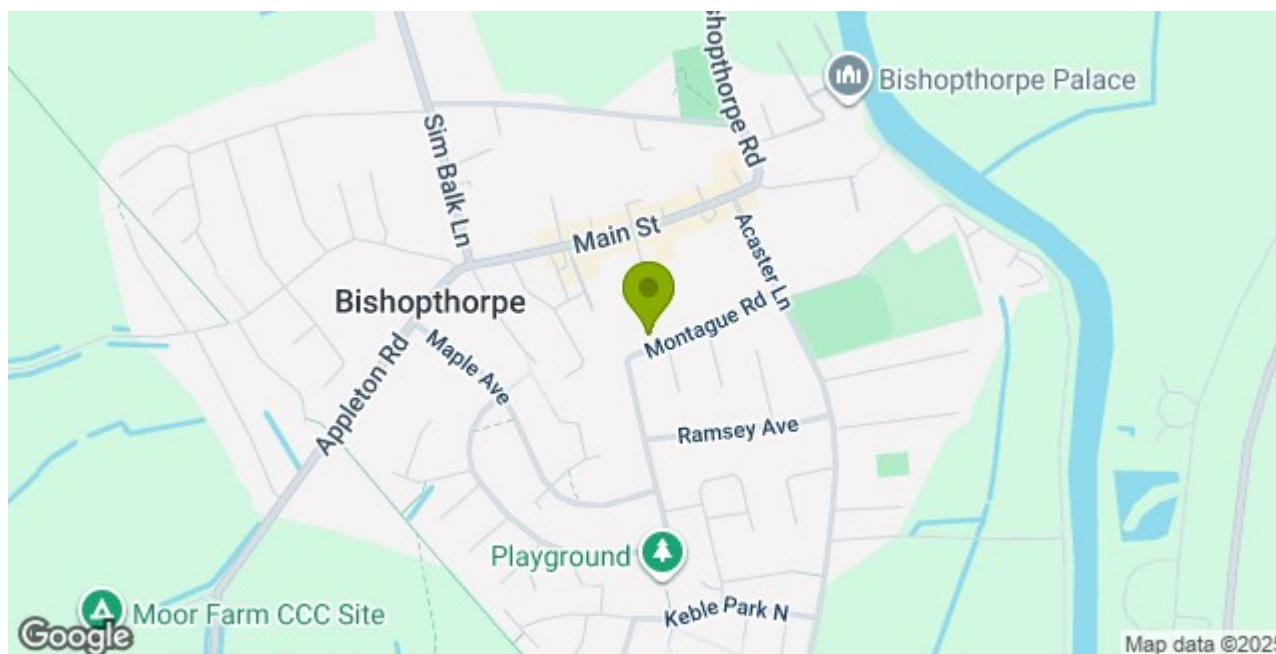
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Montague Road, Bishopthorpe, York, YO23 2SS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.56 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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