



Nunnery Lane, York
Offers Over £230,000

**** VACANT POSSESSION ****

A period mid terrace property set in this most sought after part of York, requiring a full programme of modernisation and some structural repair to the rear.



Accommodation

An ideal opportunity for property investors and developers to acquire this three bedroom mid-townhouse set within walking distance of both the city centre and Bishopthorpe Road amenities which requires a comprehensive programme of modernisation and improvement in addition to some structural repair.



The property offers spacious living accommodation set across two floors and has retained a number of its original period features.



The property is entered at the front into a reception hall with staircase leading to the first floor accommodation.



To the front of the property is a spacious sitting room with period fireplace and bay window to the front elevation.



The dining room also includes a fireplace as well as a double fronted built-in cupboard.

The kitchen is located at the rear and requires a comprehensive programme of modernisation and upgrading. Currently there is a dilapidated range of high and low level storage cupboards with fitted worktop and sink unit. A stable-style door gives access out onto the rear courtyard beyond.

To the first floor are 3 bedrooms in addition to a house bathroom which currently has a white 3 piece suite comprising a low flush w/c, pedestal wash hand basin and inset corner bath.

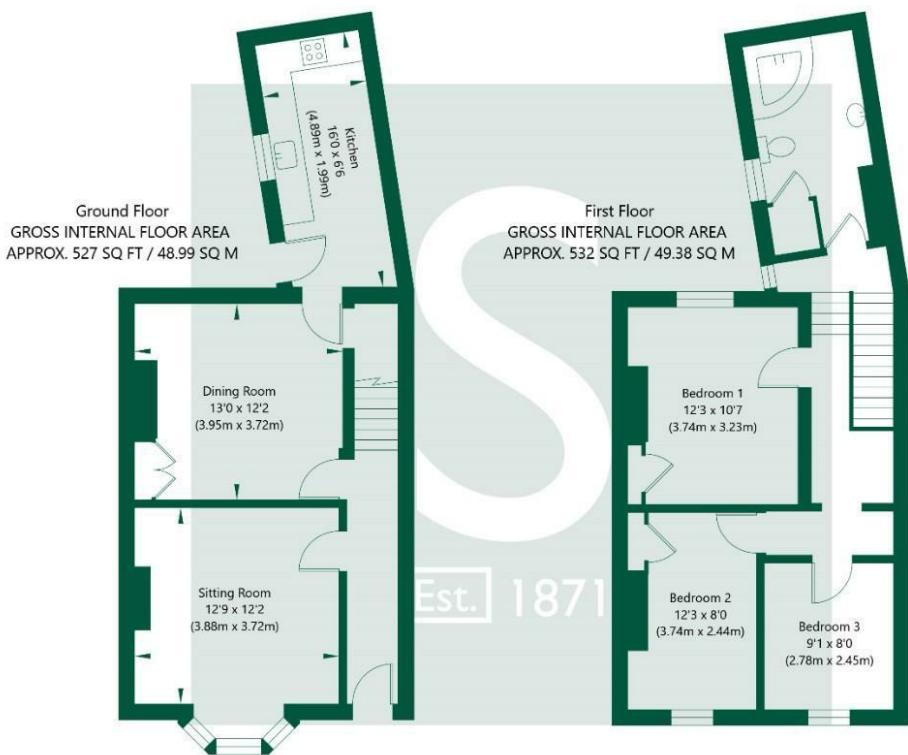
This property benefits from mains services including water, electricity, and gas.

To The Outside

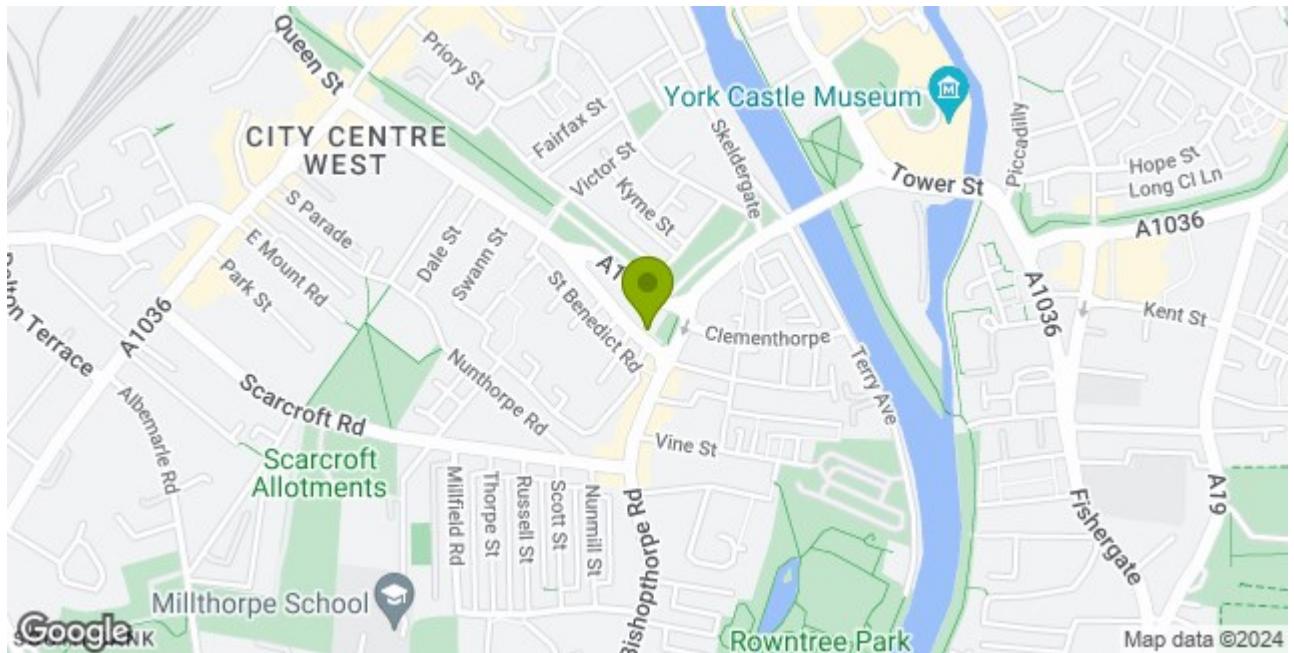
The property has a four-quarter front garden in addition to an enclosed rear courtyard which requires some landscaping and maintenance. There is gated access at the rear of the courtyard out onto the alleyway and beyond in addition to a water tap positioned off the side elevation.

Agents Note

There is visible movement within the property to the rear elevation which will require some structural repair. It is the opinion of the writer that the property has limited mortgage ability. It is being offered for sale with both vacant possession and no onward chain.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1059 SQ FT / 98.37 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

