



40 Nunthorpe Road
York, YO23 1BG

Guide Price £425,000



NO ONWARD CHAIN! An extended four bedroom period forecourted town house with well presented open plan dining kitchen moments away from Bishopthorpe Road and Rowntree Park. Suitably situated for York's historic city centre and the railway station, this superb property is arranged over three floors and offers ample living accommodation, double glazing and modern central heating. The bright and airy living accommodation comprises entrance hallway, lounge with bay window, 23' dining kitchen with side extension and double doors onto courtyard, inner hall, three piece bathroom suite, first floor landing, three bedrooms (two doubles and one generous single) and a second floor double bedroom with shower en-suite and storage. To the outside is a gated front forecourt, rear walled courtyard with brick store and gate to service alleyway. An accompanied viewing is highly recommended.

Entrance Hall

uPVC entrance door, coving, corbels, dado rail, double panelled radiator, carpeted stairs to first floor. Tiled flooring.

Lounge

14'5 x 11'2 (4.39m x 3.40m)
uPVC bay window to front, ceiling rose, coving, panelled door, electric fire with surround & marble hearth, double panelled radiator, TV point, power points. Carpet.

Dining Area

12'2 x 11'7 (3.71m x 3.53m)
Ceiling rose, coving, double panelled radiator, built-in cupboards, power points, under stairs cupboard. Engineered oak wood flooring.

Open Plan Kitchen

14'3 x 11'5 (4.34m x 3.48m)
Fitted range of wall and base units with countertop, stainless steel sink and draining board, built-in electric oven and hob, integrated dishwasher, uPVC French doors to courtyard, double panelled radiator, recessed velux, power points, recessed spotlights. Engineered oak wood flooring.

Inner Hall

Plumbing for washing machine, window to side, power points. Engineered oak wood flooring.





Bathroom

Opaque uPVC double glazed window to side, panelled bath with electric shower over, wash hand basin, low level WC, towel rail/radiator, recessed spotlights, extractor. Engineered oak wood flooring with under floor heating.

First Floor Landing

uPVC window to side, dado rail, power point, carpeted stairs to second floor. Carpet.

Bedroom 1

14'8 x 12'3 (4.47m x 3.73m)
uPVC double glazed window to front, single panelled radiator, power points, storage cupboard. Carpet.

Bedroom 3

12'2 x 9'4 (3.71m x 2.84m)
uPVC double glazed window to rear, single panelled radiator, power points, built-in wardrobe, cupboard. Carpet.

Bedroom 4

8'8 x 7'1 (2.64m x 2.16m)
uPVC double glazed window to side, single panelled radiator, power points. Carpet.

Second Floor Landing

Carpet. Door to;

Bedroom 2

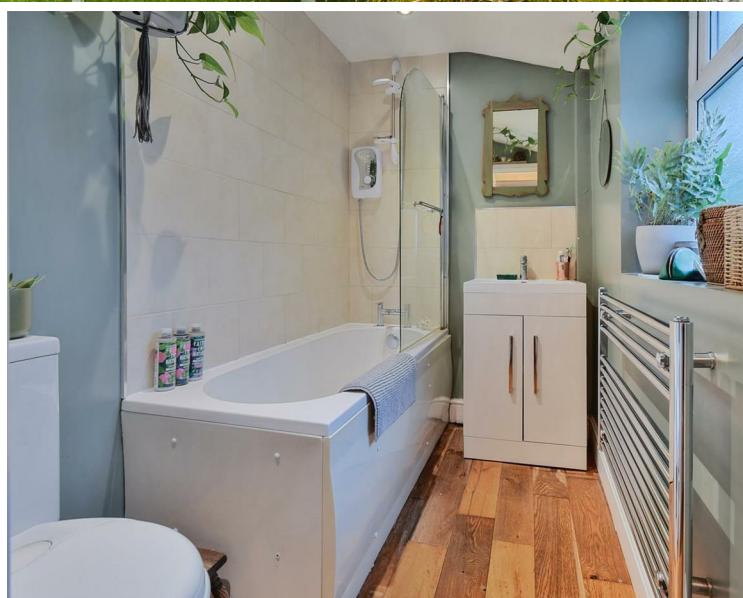
14'5 x 13'5 (4.39m x 4.09m)
Two Velux windows to front, double panelled radiator, power points, eaves storage. Carpet.

En-Suite Shower Room

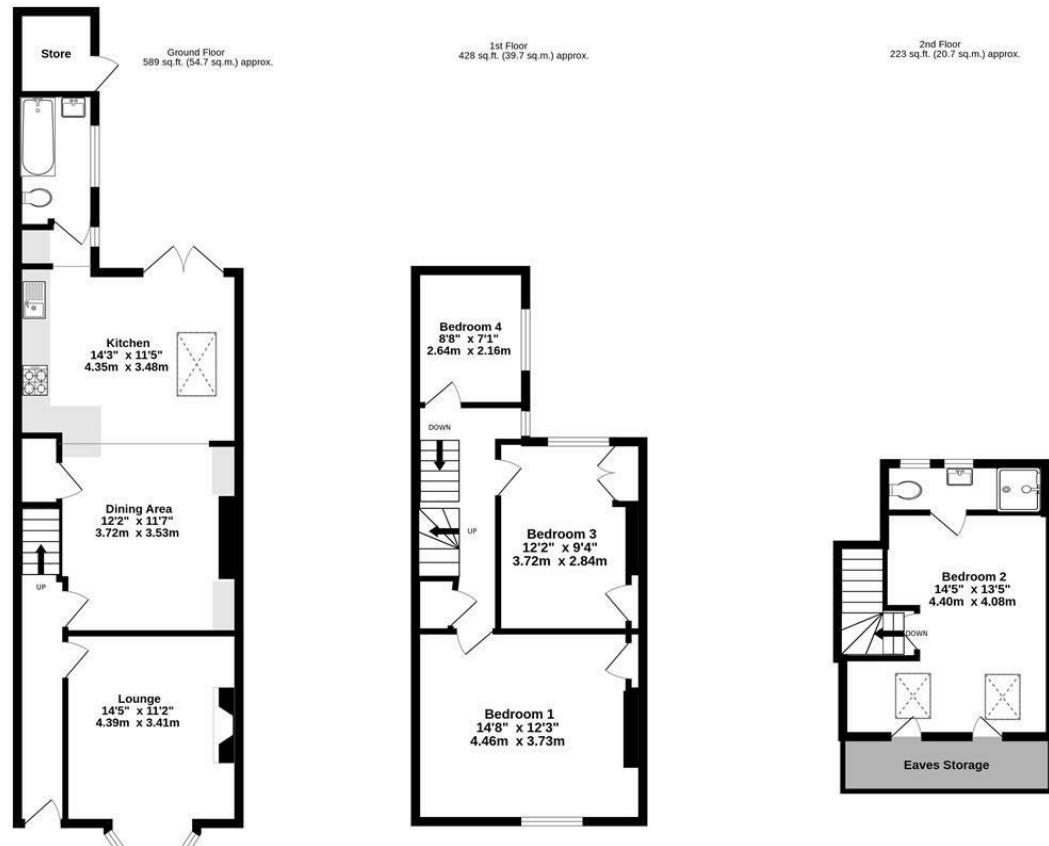
Walk-in mains shower unit, low level WC, wash hand basin, towel rail/radiator, two uPVC double glazed windows to rear, recessed spot lights, extractor fan. Carpet.

Outside

Front forecourt, rear walled courtyard with artificial turf, brick store, rear access gate.

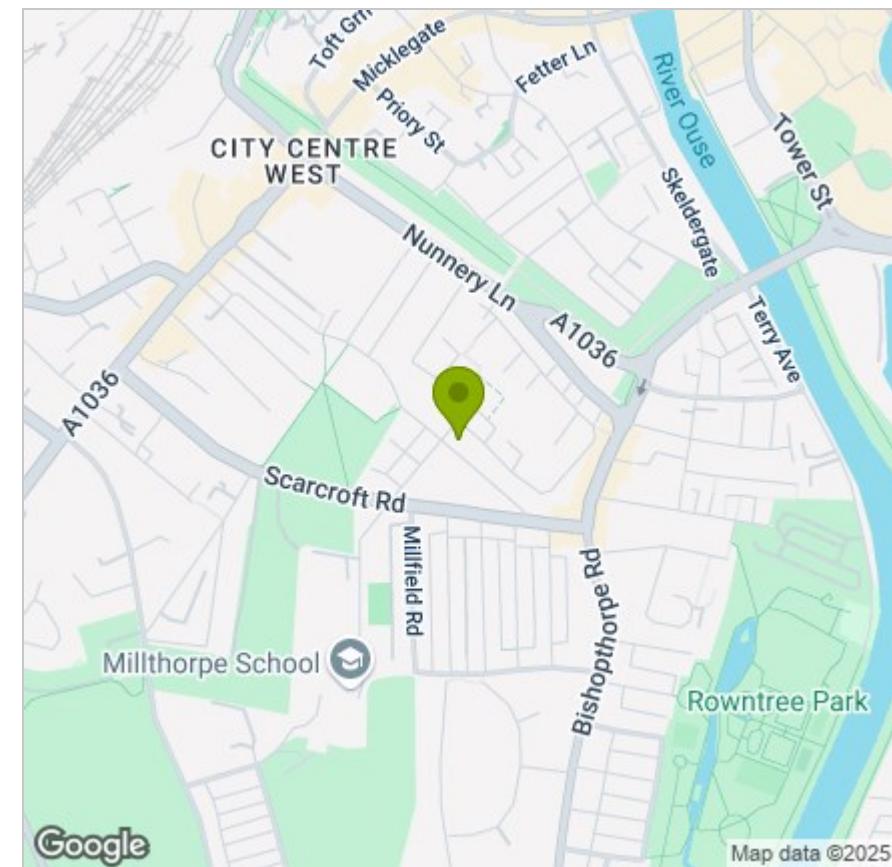


FLOOR PLAN



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	81
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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