



10 Nunthorpe Road
York, YO23 1BG
Guide Price £475,000

 3  1  2  D

An extended three bedroomed period mid-terraced house moments from Bishopthorpe Road shopping parade and close to sought after schools and amenities as well as York's historic city centre, railway station and Rowntree park.

Updated to a very high standard throughout and retaining some period features, the property comprises; entrance vestibule, entrance hallway, lounge with bay window, dining room, extended kitchen, utility/wc, first floor galleried landing, three first floor bedrooms and three piece shower room.

To the outside is a traditional front forecourt, shared side alleyway giving additional access to a rear walled courtyard garden with raised composite decked area and timber storage sheds.

An accompanied viewing of this impressive property is strongly recommended

Entrance Vestibule

Entrance Hallway

Living Room

13'2" x 11'7" (4.02m x 3.55m)

Dining Room

12'7" x 12'1" (3.86m x 3.70m)

Kitchen

14'10" x 14'3" (4.54m x 4.36m)

Rear Lobby

Utility Room/WC

Bedroom 1

12'9" x 12'4" (3.90m x 3.76m)

Bedroom 2

12'0" x 11'7" (3.66m x 3.54m)

Bedroom 3

12'0" x 7'4" (3.66m x 2.24m)

Bathroom

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal

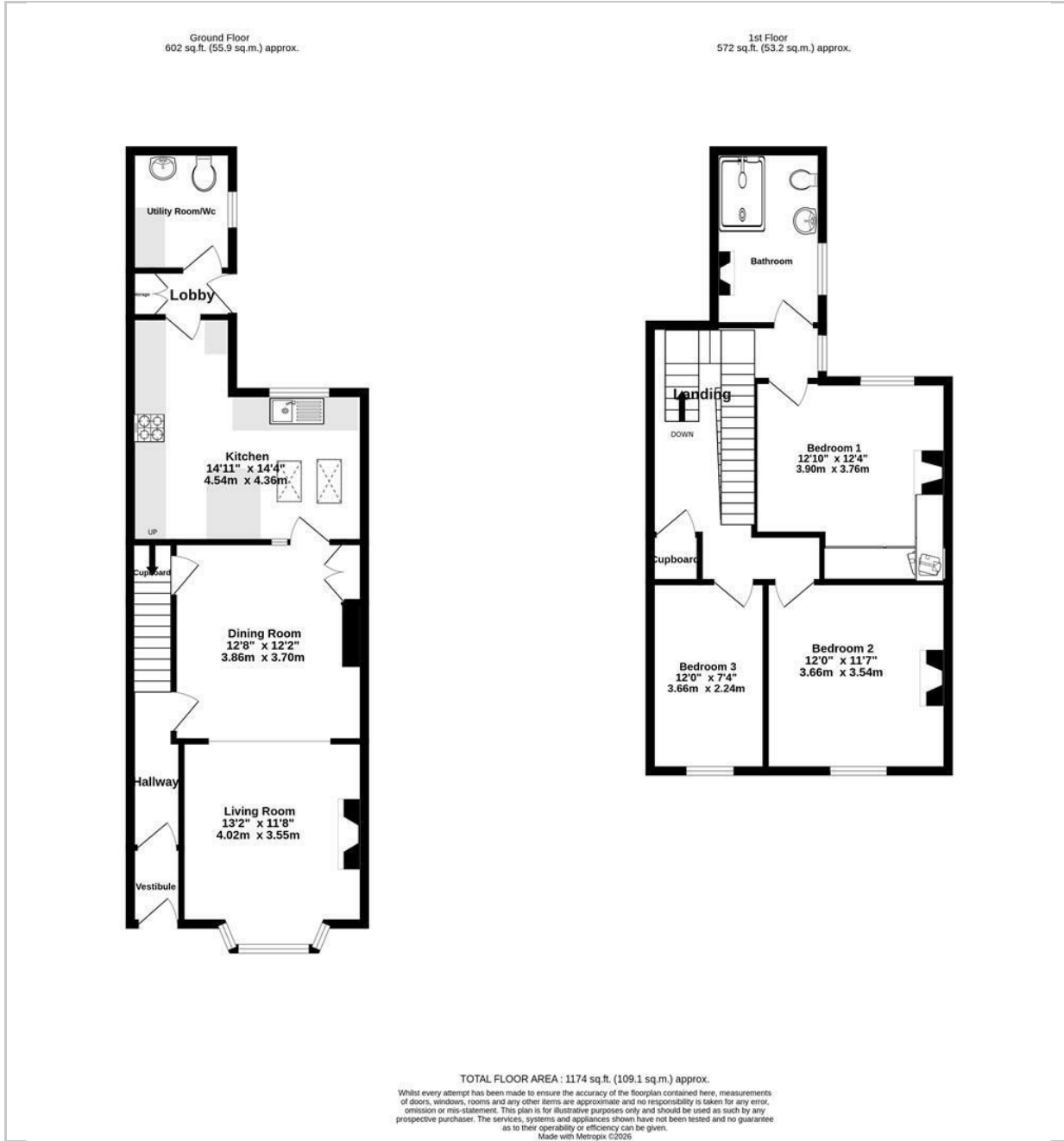




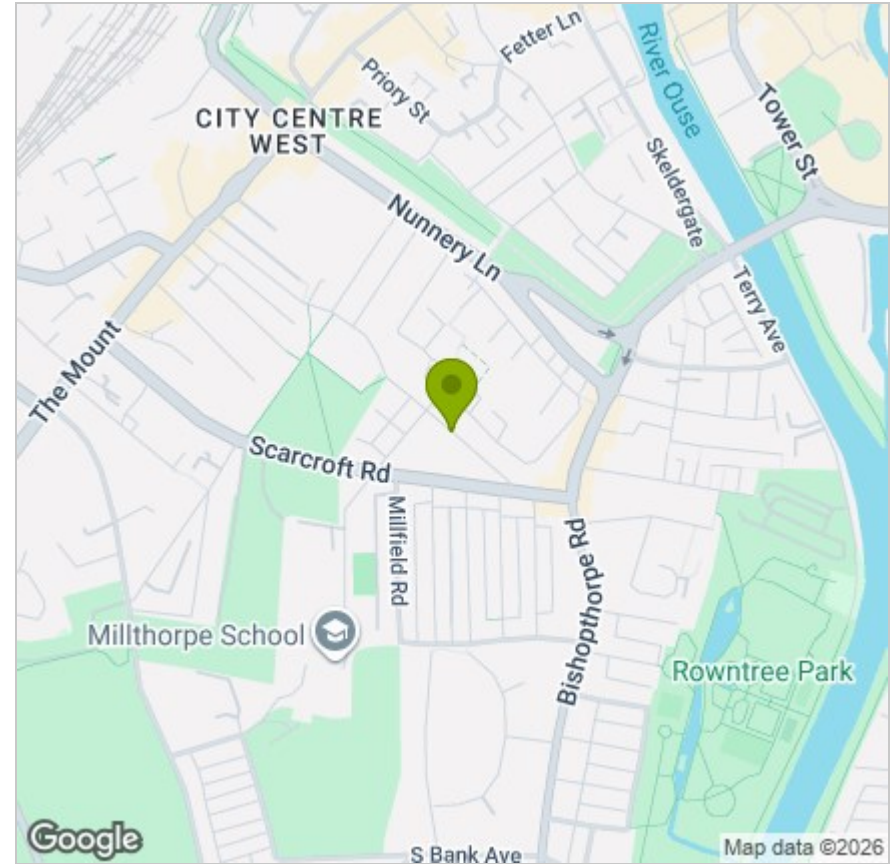
requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.