



24 Nunthorpe Road  
York, YO23 1BG

£429,500



A SUPERB EXTENDED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE POPULAR 'BISHY ROAD HIGH STREET' AND WITHIN A SHORT WALK TO THE RAILWAY STATION AND IN TO THE CITY CENTRE. The property provides bright and spacious living accommodation retaining many attractive period features, benefits from gas central heating and uPVC double glazing and comprises entrance hall, sitting room with bay window, separate living room with cast iron stove, large dining kitchen with modern fitted units and bifold doors to courtyard, first floor galleried landing, 2 double sized bedrooms and large bathroom/w.c. with 3 piece suite and walk in shower cubicle, stairs to additional loft room. Large walled rear courtyard. An internal viewing is highly recommended.

### Entrance Hall

Entrance door. stairs to first floor. Doors to

### Sitting Room

11'6" x 12'10" (3.51m x 3.91m)

Bay window to front, ceiling cornicing, period fireplace, shelving to alcove

### Living room

11'1" x 13'2" (3.38m x 4.01m)

Feature natural brick fireplace with raised hearth housing cast iron stove, cupboard and shelving to alcove. Opening to

### Dining Kitchen

14'2" x 11'3" (4.32m x 3.43m)

Full range of fitted units comprising base and wall units, work surfaces and belfast sink, electric cooker point with extractor above, plumbing for washing machine, velux window to rear and bi-fold doors to courtyard

### First Floor Landing

Stairs to second floor, balustrade. Doors to





## **Bedroom 1**

14'6" x 11'6" (4.42m x 3.51m)

Fabulous large master bedroom with window to front, ceiling corning and period fireplace

## **Bedroom 2**

9'1" x 12'10" (2.77m x 3.91m)

Double sized bedroom with window to rear, built in wardrobe and period fireplace

## **Bathroom**

6'2" x 11'3" (1.88m x 3.43m)

Large bathroom with suite comprising panelled bath, wash hand basin, w.c. and walk in shower cubicle, window to side

## **Second Floor Loft Room**

13' x 11'2" (3.96m x 3.40m)

Although not to building regulations this makes a great space for a study or occasional bedroom.

## **Outside**

Good sized paved rear courtyard with brick stores and gate giving access to rear.

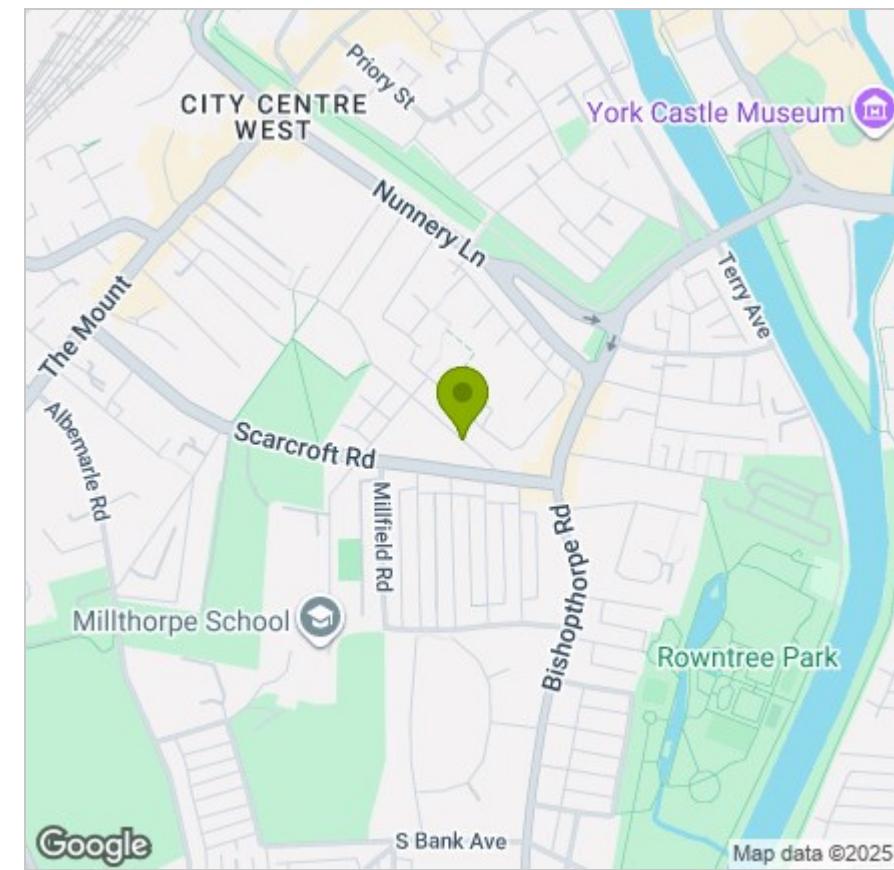
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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