



10 Nunthorpe Road  
York, YO23 1BG

Guide Price £475,000



An extended three bedrooomed 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

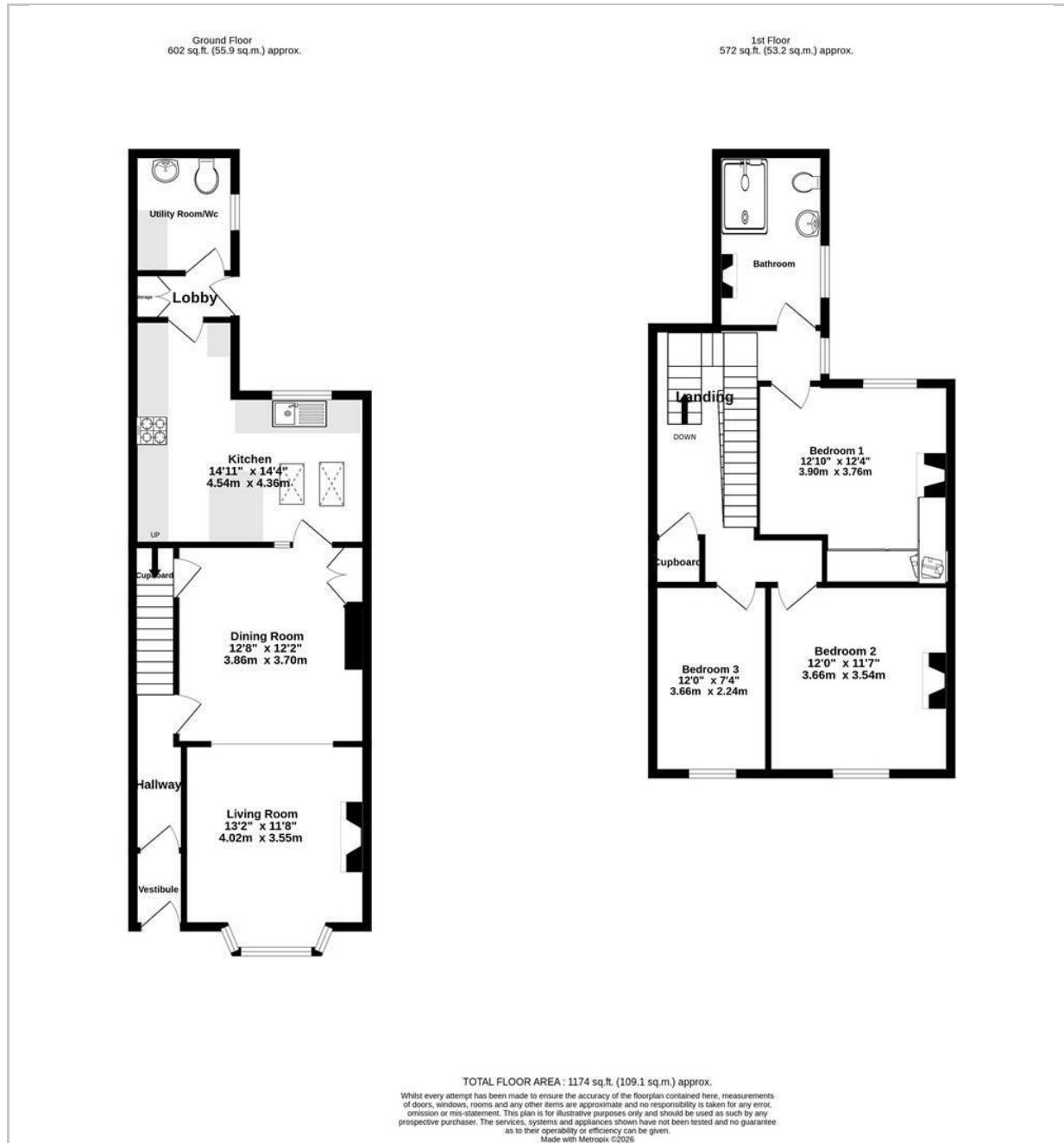




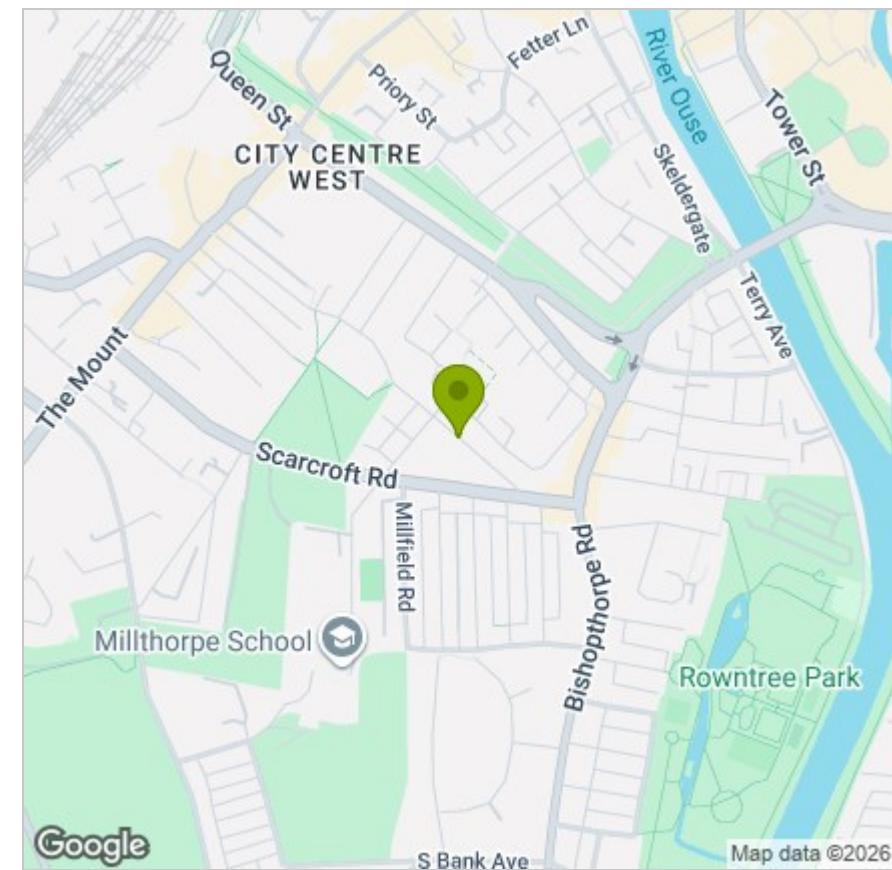
requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



## 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		

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