



40 Nunthorpe Road  
York, YO23 1BG

£1,700 Per Month



AVAILABLE MIDDLE OF MARCH

This beautifully presented property located just off Bishopthorpe Road and a short walk from Rowntree Park has just become available.

As you enter the property you are greeted by the entrance hall which leads through to the two separate reception rooms; the lounge and open plan kitchen and dinning room. The garden can be accessed via the kitchens french doors where outside storage is available. At the rear of the property is a downstairs family bathroom.

As you proceed up the stairs you are greeted by three spacious double bedrooms. On the top floor of the property is a large attic bedroom with an en-suite which benefits from two sky lights, providing ample natural light.

Pet friendly property // No smokers

EPC - C

COUNCIL TAX - C

### **Entrance Hall**

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

### **Lounge**

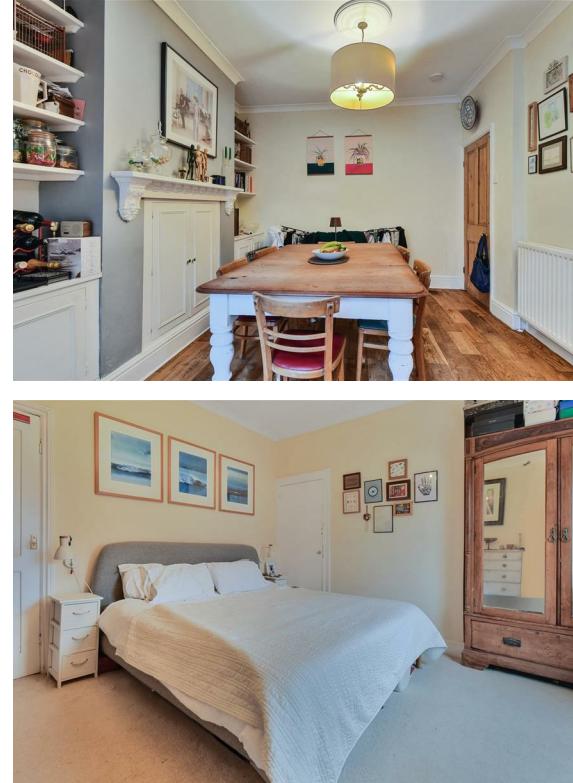
14'5 x 11'2 (4.39m x 3.40m)  
uPVC bay window to front, ceiling rose, coving, panelled door, electric fire with surround & marble hearth, double panelled radiator, TV point, power points. Carpet.

### **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

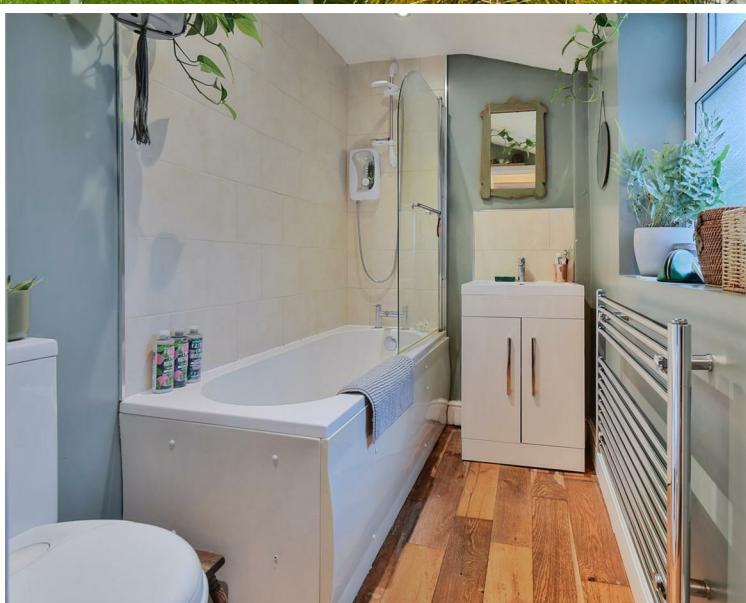
14'5 x 13'5 (4.39m x 4.09m)  
Two Velux windows to front, double panelled radiator, power points, eaves storage. Carpet.

### En-Suite Shower Room

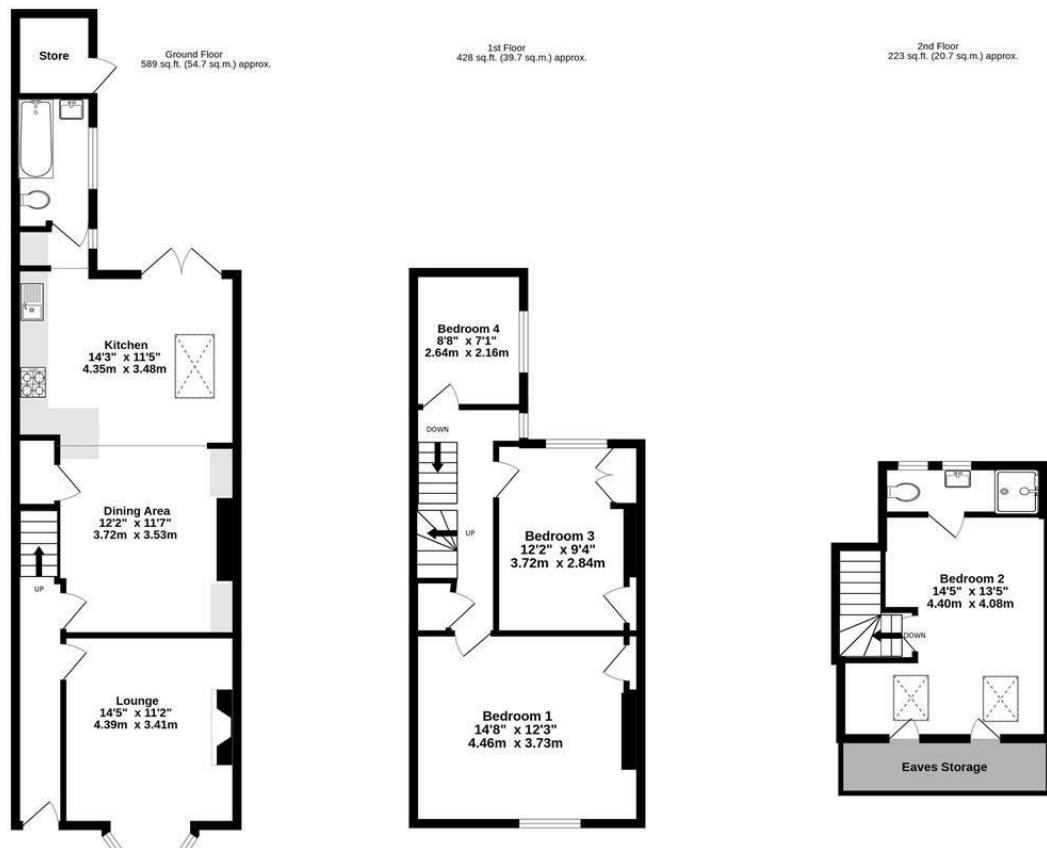
Walk-in mains shower unit, low level WC, wash hand basin, towel rail/radiator, two uPVC double glazed windows to rear, recessed spot lights, extractor fan. Carpet.

### Outside

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

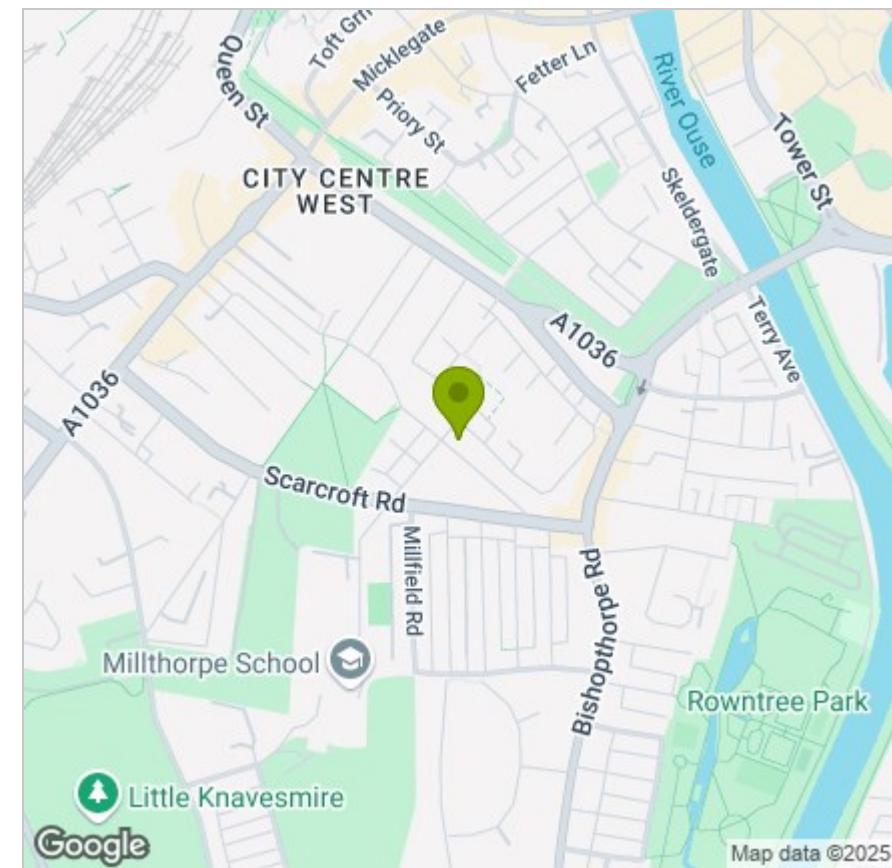


## FLOOR PLAN



**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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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