



53 Nunmill Street  
York, YO23 1NT

£1,495 Per Month



AVAILABLE NOW! FRESHLY RE-DECORATED TWO BEDROOM TERRACE.

This beautiful two bedroom terraced house in the ever popular area of South Bank has become available for rent. Located just a stones throw from Bishopthorpe Road, all local shops and cafes are on your doorstep.

As you enter the property you are greeted by a cosy lounge with bay window, you then proceed up the hallway to a spacious dining room. This then leads to a modern galley kitchen which can include or exclude white goods (oven, hob, fridge, freezer, washing machine, dryer) and provides access to a spacious low maintenance garden.

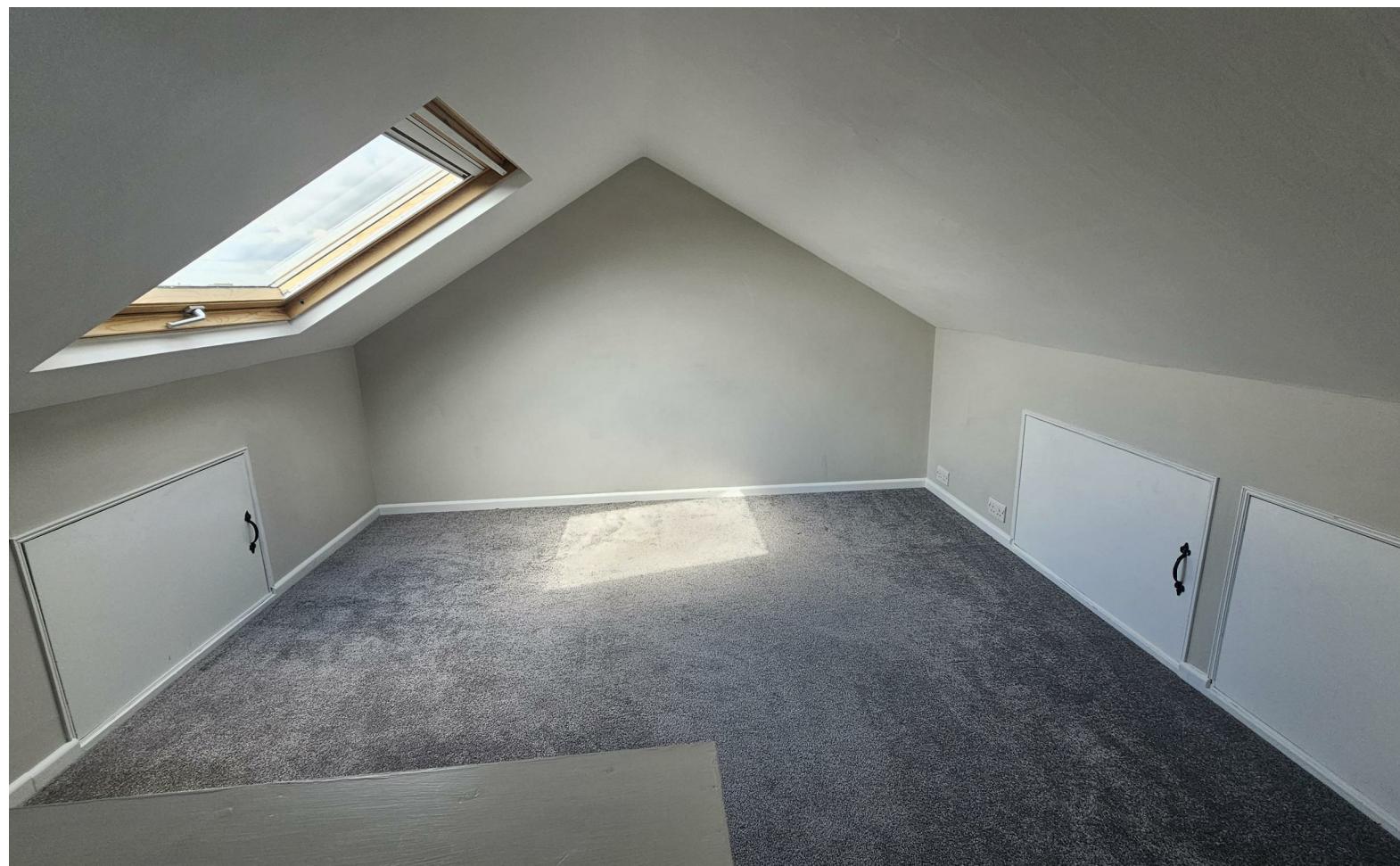
As you proceed up the stairs you will find a modern, large, three piece bathroom suite with built in storage. There is also one double bedroom and one master bedroom located at the front of the property.

On the second floor you will find an attic room which can be used as an office or for storage. This property would be perfect for two professional sharers or a couple.

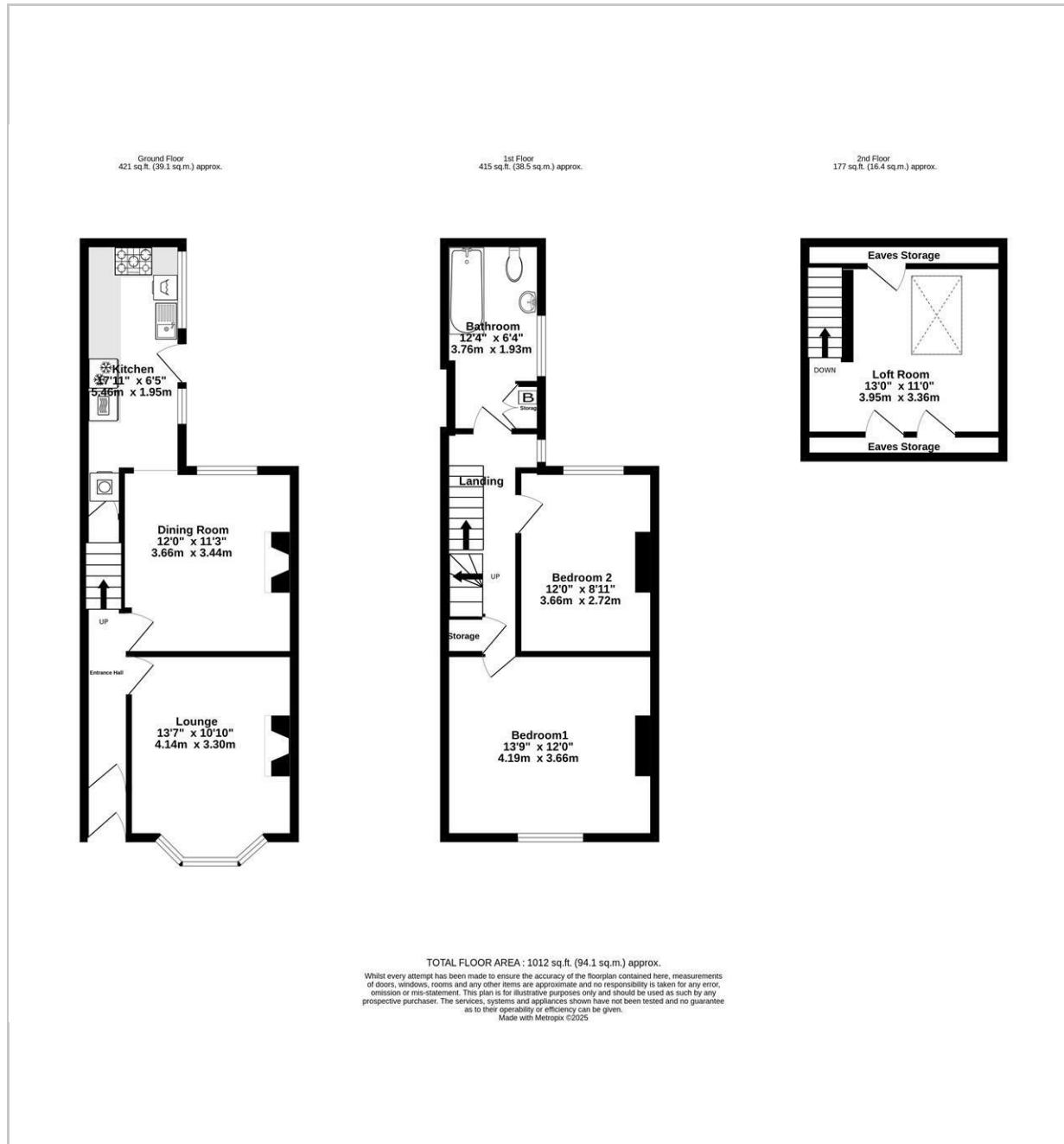
EPC Rating - E

Council Tax Band - C

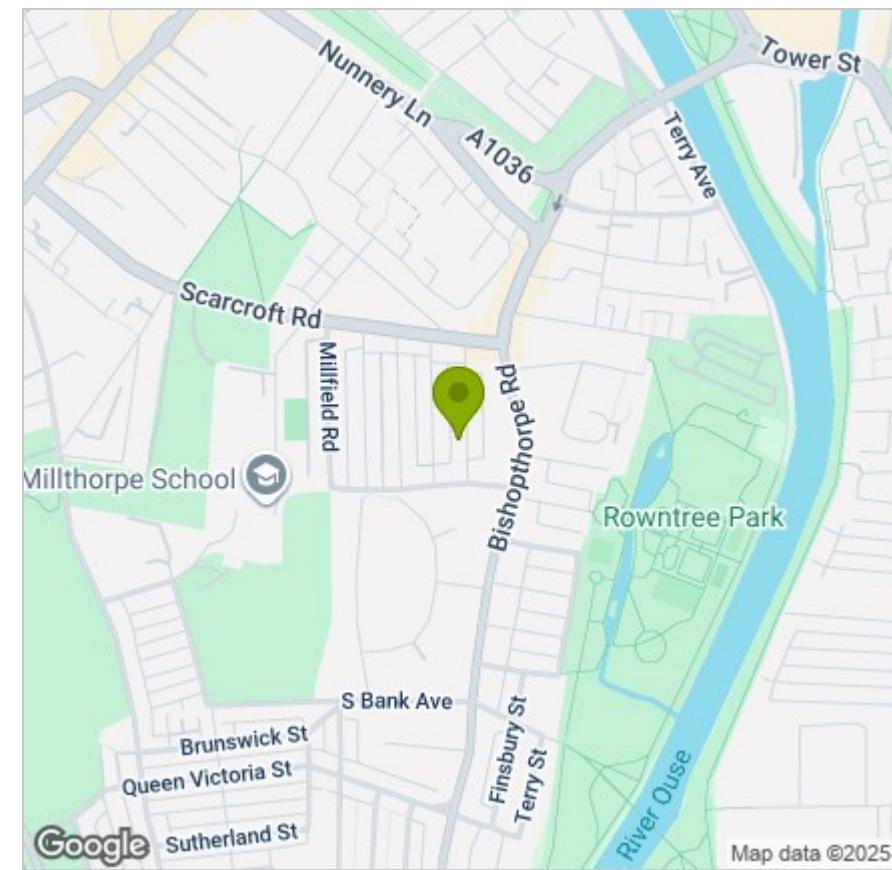




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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