

N A I S H

ESTATE AGENTS



YORK
EST. 1939



34 Nunthorpe Road , York, YO23 1BG

This beautiful mid-terraced home has been renovated to an exceptional standard throughout. Situated just a few minutes' walk from the City Centre, Railway Station and the Knavesmire, it is on the doorstep of 'Bishy' Road high street, which has an excellent range of independent shops, cafes and amenities.

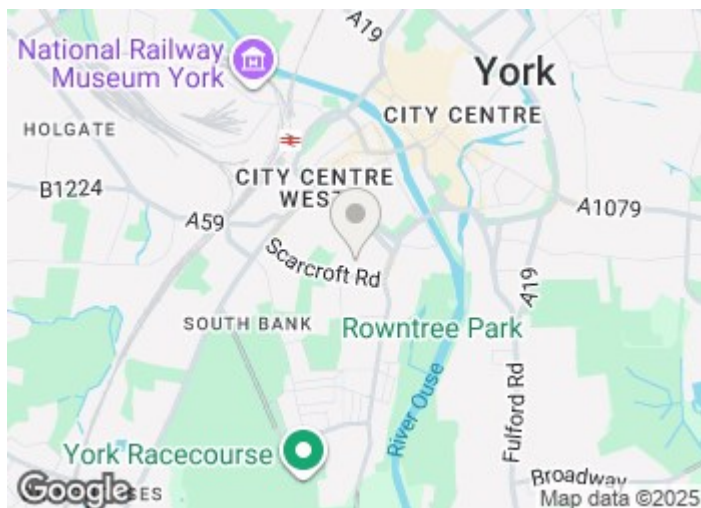
£575,000

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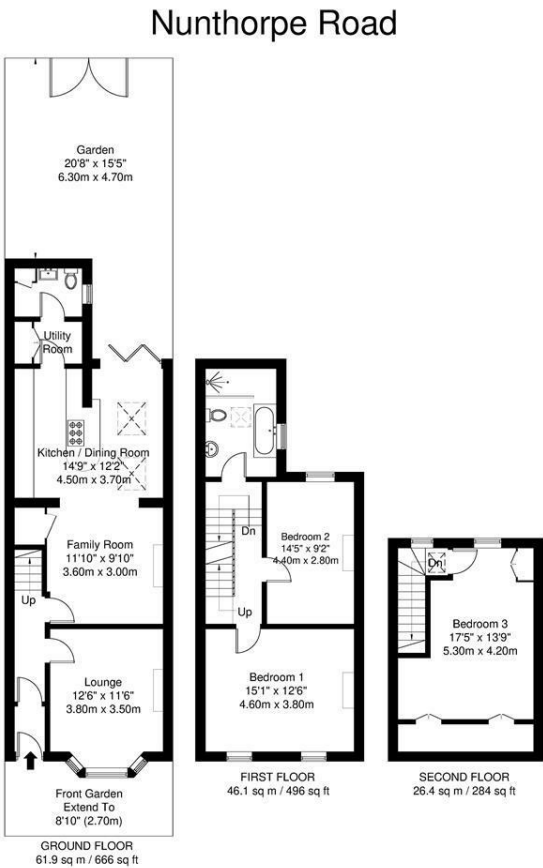
- Immaculately Presented Period Home
- Newly Installed Kitchen & Bathroom
- Off Street Parking & EV Charger
- Open-plan Living/Kitchen/Dining
- Three Double Bedrooms
- Private Rear Courtyard
- Popular Location off Bishopthorpe Road



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 130.2 sq m / 1400 sq ft

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.

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.

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