



38, Nunmill Street, York, YO23 1NU

Guide price £550,000



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PRIME

RESIDENTIAL



38 Nunmill Street

Sympathetically updated and cleverly extended home providing almost 1300 square feet of contemporary living space, in one of York's most sought after areas, just off 'Bishy Road'

Enormous style and an innovative use of space delivers 4 bedrooms and 3 bathrooms within walking distance of the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, family room, breakfast kitchen, utility/shower room, primary bedroom with ensuite shower room, 2/3 further bedrooms, home office/bedroom 4, family bathroom

Delightful courtyard garden, residents parking

DESCRIPTION

This elegant 4 bedroom townhouse offers super stylish and very well-proportioned interiors with well-appointed accommodation of almost 1,300 square feet over 3 floors. The living space has been cleverly extended and updated, with care and attention to detail creating a modern and spacious home whilst remaining incredibly comfortable throughout.

The sympathetic programme of works includes a new roof and architecturally innovative loft extension providing 2 very generous rooms to the second floor, one with an ensuite. The property also benefits from upgraded electrics and a brand new combination boiler, together with new bathrooms and a contemporary new kitchen with fitted white goods and quartz work surfaces. The property has been newly decorated giving a stylish clean look and also benefits from high quality timber flooring and quality carpets throughout.

The free flowing living space is ideal for modern life with light flooding from front to back. There is a generous sitting room with an impressive bay window which opens to a bright family room with cosy log burner, the well-equipped kitchen enjoys a sociable and spacious dining area. Feature Crittal windows give access to a delightful courtyard garden with ample space for sitting out and al-fresco dining.

The versatile accommodation benefits from 4 generous bedrooms, the primary with a dramatic picture window and bright, stylish ensuite. An additional shower room and family bathroom with bath and walk-in shower serve the other 3 bedrooms.

Nunmill Street is ideally situated in one of York's most sought-after locations. It offers easy access to the railway station and to the city centre and is just a short walk from 'Bishy Road' with its excellent range of artisan shops and amenities.

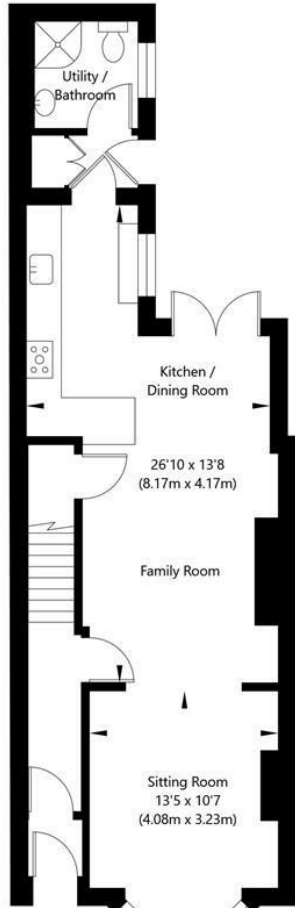
For those wishing to travel further afield, there are excellent road networks north and south via the A64 and the mainline train station offering services to London Kings Cross under 2 hours is also close by.

- **Sympathetically updated and cleverly extended property providing almost 1300 square feet of exceptional living space**
- **Stylish new kitchen with crittal doors to delightful courtyard garden and useful separate utility**
- **Elegant sitting room with feature bay window and family room with cosy log burner**
- **Primary bedroom with impressive picture window and ensuite shower room**
- **3 further double bedrooms**
- **Contemporary family bathroom with bath and walk-in-shower**
- **Further shower room/utility**
- **Sought after location in quiet residential area just off 'Bishy Road'**
- **Walking distance of the railway station, the city centre and artisan local amenities**
- **Close to Schools and the green open spaces of Rowntree Park**

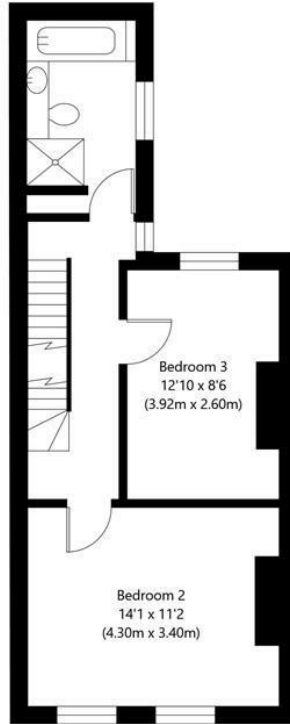
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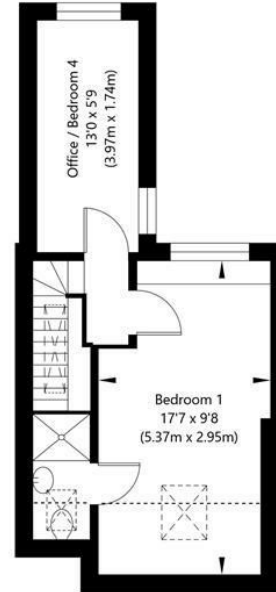
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 549 SQ FT / 51.01 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 431 SQ FT / 40.04 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 305 SQ FT / 28.34 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.39 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	