



Nunthorpe Grove, York, YO23 1DT

- BEAUTIFULLY PRESENTED
- OFF STREET PARKING
- EXTENDED LIVING SPACE
- FABULOUS GARDEN
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS

Asking Price £550,000



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DESCRIPTION

A beautifully presented, extended, three bedroom semi detached home in a highly sought after location approximately half a mile walk from York's historic city walls.

Upon entering the property you have an entrance hall with stairs leading to the first floor. There is a lounge to the front of the property with a bay window allowing in plenty of light and a feature fireplace creating a focal point to the room.

There is a modern kitchen diner with a range of base and wall units, integrated appliances, breakfast bar and ample space for a dining table and chairs.

Steps lead down from the kitchen to a stunning living space which is filled with light from two large sky lights and bi fold doors giving views down the garden.

The ground floor is completed by a useful storeroom which has a roller door to the front from the driveway and external door to the rear giving access to the garden.

To the first floor you have two double bedrooms and the family bathroom with sink, W.C, bath and separate shower cubicle.

The second floor has been converted to create a further double bedroom.

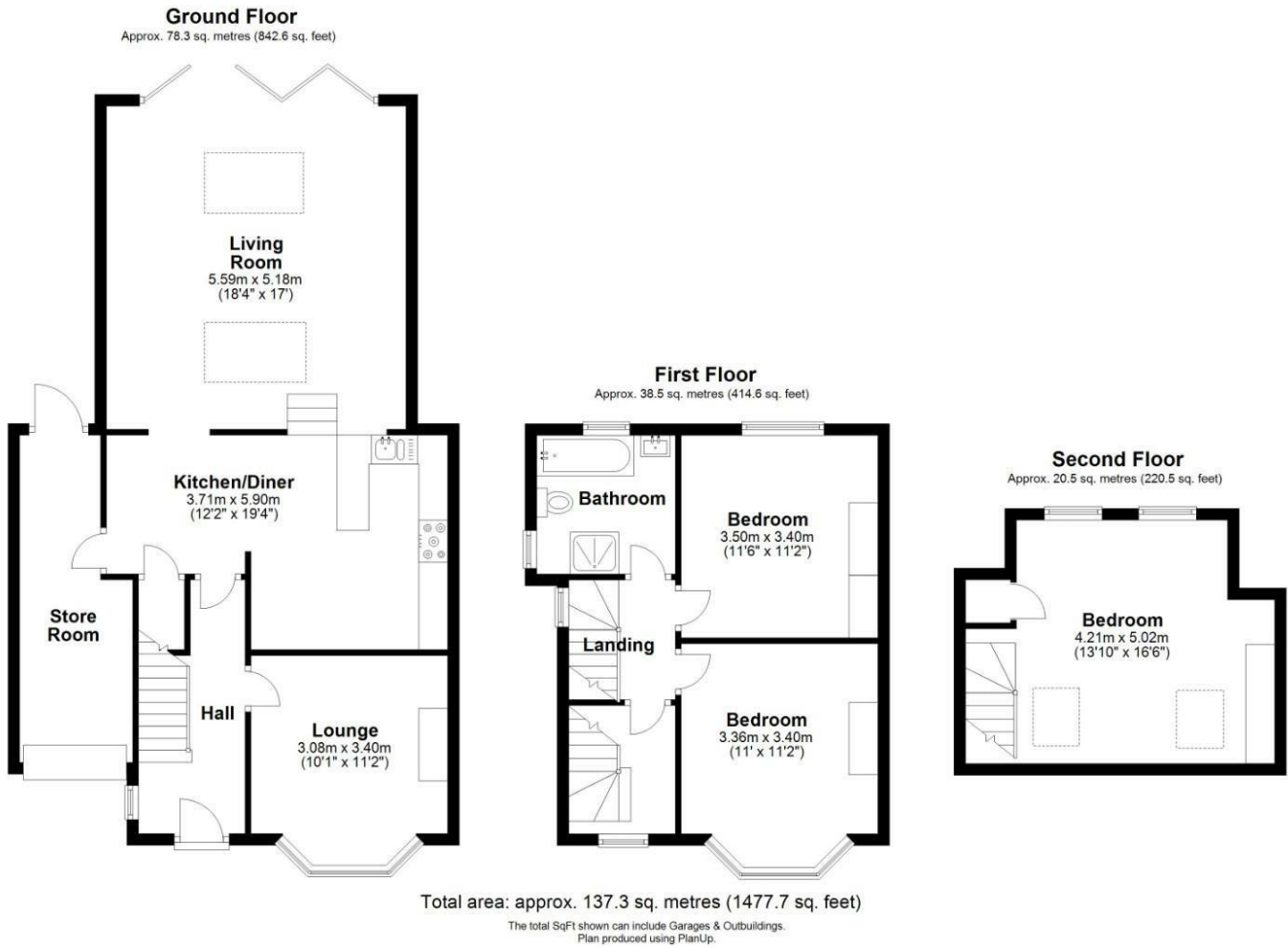
Externally the property has a front garden and driveway providing off street parking. To the rear is a fabulous garden with a raised patio seating area, steps lead down to the lawned area and then at the end you have a wild area with two timber sheds.

Nunthorpe Grove is a sought after street offering excellent access to local amenities with Bishopthorpe Road and the city centre both easily accessible. It also sits between Rowntree Park and the Knavesmire meaning no shortage of green space and enjoys good local schooling making this an ideal family home.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Viewings

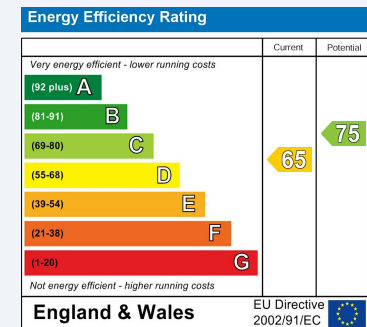
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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