



## Nunmill Street, York

- Bishopthorpe Road Area
- No Onward Chain
- Potential to Extend (STP)
- Two Bedroom Terraced House
- Close to City Centre
- Council Tax Band B

**£325,000**



**Tenure: Freehold**

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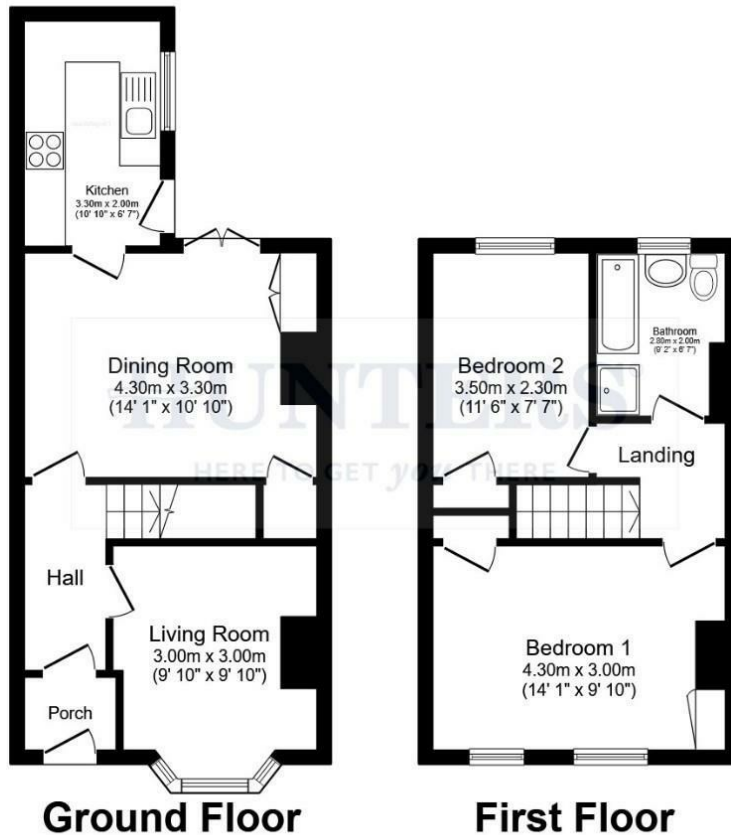
## DESCRIPTION

Located on Nunmill Street, one of York's most desirable areas, this two-bedroom Victorian mid-terrace offers an excellent opportunity for first-time buyers and investors. Just steps from bustling Bishopthorpe Road with a lively mix of shops, cafes, and amenities at your fingertips. Additionally, the Railway Station, Knavesmire racecourse and the city centre are easy to access as well as the York ring road for further commuting.

The property features a spacious reception room, dining room both of which offer feature fireplaces and galley kitchen with access to the rear yard from the kitchen and dining room. Upstairs are two well-proportioned bedrooms and a conveniently located four-piece bathroom.

Offered with no onward chain, the property has huge scope for further development (STP).





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Council Tax: B

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

Total floor area 70.2 sq.m. (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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