



HOUSE RULES
LOVE EACH OTHER
HOLD YOUR HEAD HIGH
LAUGH A LOT
TRY EVERYTHING ONCE
SAY PLEASE & THANK YOU
NEVER GIVE UP
DON'T PLAY BALL IN THE HOUSE
ALWAYS TELL THE TRUTH
CHEW SWALLOW SPEAK
TRUST IN YOURSELF
NO WHINING
BE RESPECTFUL
KEEP YOUR PROMISE
FORGIVE EVEN WHEN IT'S HARD
DO WHAT YOU LOVE
BREAK THESE RULES ONCE IN A WHILE

21 Nunnery Lane
, York YO23 1AB

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Offers Around £575,000

Welcome to this charming terraced house located on Nunnery Lane in the historic city of York. This delightful property boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of room for the whole family to unwind.

The ground floor and cellars offer scope for business activity or re-development (subject to planning).

Steeped in history, this house was built in 1829, making it a true gem for those who appreciate the character and charm of a pre-1900 property. The age of this house adds to its unique appeal, with features that tell a story of a bygone era.

Situated in the heart of York, this property offers not just a home, but a lifestyle. Imagine strolling along the cobbled streets, exploring the nearby shops, cafes, and cultural attractions that this vibrant city has to offer. Whether you're a history enthusiast, a foodie, or simply seeking a picturesque place to call home, this house on Nunnery Lane has something for everyone.

Don't miss the opportunity to own a piece of history in one of the most sought-after locations in York. Book a viewing today and step into your future home filled with character, warmth, and endless possibilities.



Entrance
Composite door.

Entrance Hall
Door into office/Shop. Dado Rail. Radiator. Door leading to the sitting room. Composite door into the garden courtyard.

Office / Shop space
15'5 x 14'10 (4.70m x 4.52m)
Entrance door. Radiator. Door to store.

Store
Large store cupboard with shelving.

Sitting Room
13'3 x 12'8 (4.04m x 3.86m)
An attractive feature fireplace with surround and hearth. Sash window looking into the courtyard garden. Radiator. Door leading into the utility room.

Cellar Storage Front
14'10 x 15'5 (4.52m x 4.70m)

Cellar Storage Rear
13'2 x 12'8 (4.01m x 3.86m)

Utility room
Space and plumbing for washing machine. Sink. UPVC window. Side door into courtyard.

WC
White two piece suite comprising toilet and wash hand basin. Two UPVC windows.

Landing
With staircase which runs up over three floors and features an arched window. Radiator. Storage on the second floor.





Kitchen / Breakfast Room
19'10 x 15'5 (6.05m x 4.70m)

A lovely spacious kitchen with views of the city walls; fitted with both high and low-level units. Central Island and matching work surfaces. Built in oven with electric hob and extractor over. Built in microwave, wine fridge, dishwasher and fridge freezer. Two sash windows. Beautiful fireplace. Radiator.

Dining Room
13'3 x 12'8 (4.04m x 3.86m)

One of our favourite rooms in the house with another gorgeous fireplace. The dining room is the perfect entertaining space, it is light and spacious with high ceiling. Sash window. Radiator. Built in cupboard.

Principal Bedroom
15'5 x 12'8 (4.70m x 3.86m)

With sash window looking onto the city walls. Radiator. Attractive Fireplace. Built in cupboard.

Bedroom 2
13'3 x 12'8 (4.04m x 3.86m)

Sash window. Radiator. Fireplace. Either side of the chimney breast there are two cupboards, one has a wash hand basin.

Bedroom 3
11'4 x 16 (3.45m x 4.88m)

With Velux window. Radiator. Eaves storage.

Outside

A little suntrap: the south facing courtyard garden is a lovely space to relax.

Location

Nunnery Lane is a historic street located in the city of York, England. The lane's name is derived from its association with the nearby Nunnery, which was once a prominent religious institution in the area. Here's a brief history of Nunnery Lane and its significance:

The Nunnery: The Nunnery was a medieval religious house established in the 12th century. It was originally founded as a Benedictine convent dedicated to St. Mary and St. Ursula. The nuns lived a secluded life of prayer, study, and manual labor within the confines of the convent.

Dissolution of the Monasteries: Like many religious institutions in England, the Nunnery fell victim to the Dissolution of the Monasteries, initiated by King Henry VIII in the 16th century. In 1539, the nunnery was closed, and the buildings and lands were seized by the crown. The nuns were forced to disperse, and the convent was dissolved.

Subsequent Use of the Site: After the dissolution, the buildings of the Nunnery were repurposed for various purposes. The site was used as a private residence and later converted into an almshouse for the poor. Over time, the buildings fell into disrepair, and only fragments of the original structures survive today.

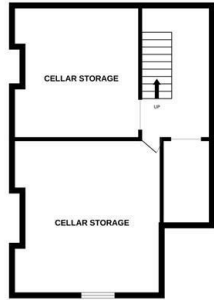
Modern-Day Nunnery Lane: Today, Nunnery Lane is a bustling street in York's city centre. It retains its historical name as a reminder of the religious institution that once stood nearby. The lane is known for its mix of residential, commercial, and cultural establishments, including shops, restaurants, and art galleries.

Points of Interest: Along Nunnery Lane, there are several notable landmarks and attractions. One of the surviving remnants of the original Nunnery is the picturesque Nunnery Ruins, which can be viewed from the lane. St. Lawrence's Church, situated on Nunnery Lane, is another historic site worth visiting. The church dates back to the 12th century and has its own intriguing history.

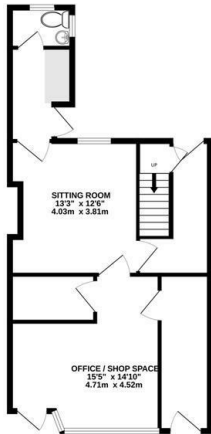
Nunnery Lane serves as a reminder of York's rich medieval past and the presence of religious institutions in the city. Its historical significance and the remnants of the Nunnery make it an interesting destination for visitors interested in exploring York's heritage.



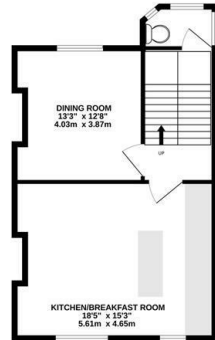
BASEMENT
523 sq.ft. (48.6 sq.m.) approx.



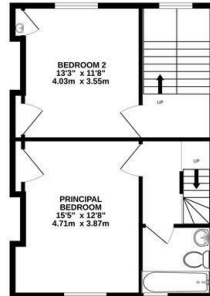
GROUND FLOOR
629 sq.ft. (58.3 sq.m.) approx.



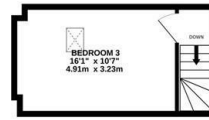
1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

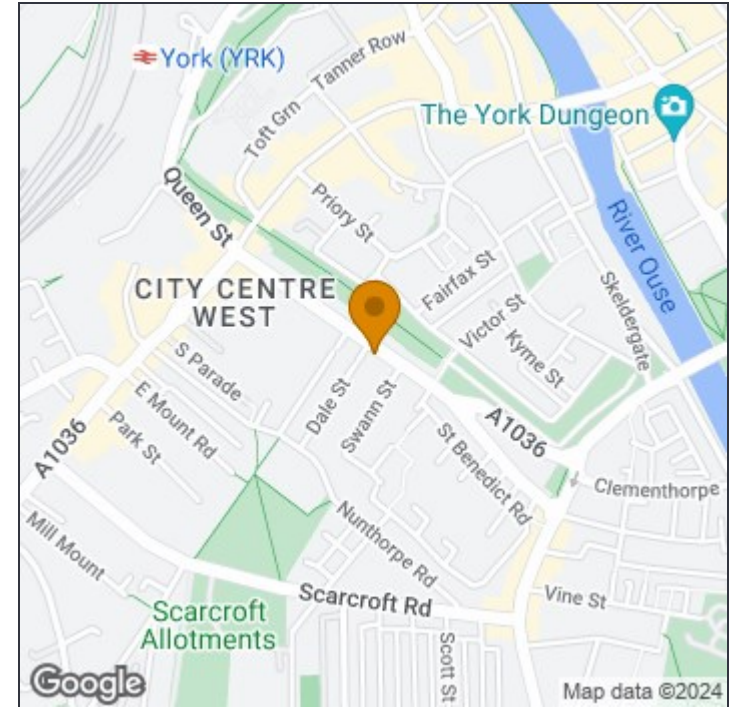


3RD FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 sq.m.) approx.

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.
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