



21 Nunnery Lane
York YO23 1AB

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Offers Around £575,000

A MUST view property located on Nunnery Lane with many options! One of the unique features of this property is the business opportunity it presents with a shop front, perfect for those looking to combine living and working in a bustling area. Additionally, the holiday letting options within central York make this an attractive investment for those interested in the hospitality sector.

Imagine waking up to the picturesque view of the historic City Walls right from your window, a sight that truly encapsulates the essence of York's rich heritage. The property also includes cellars, adding a touch of mystery and potential for creative use of space.

Whether you are looking for a new home full of character, a business venture with a prime location, or an investment opportunity in the heart of York, this property on Nunnery Lane offers a unique blend of history and modern possibilities.

Council Tax Band C
EPC Rating E

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.



Bathroom

Fitted with a three piece suite complete with Sani flow system. The bathroom comprises; bath with shower over, toilet and wash hand basin and vanity unit. Heated towel rail. Window.

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.

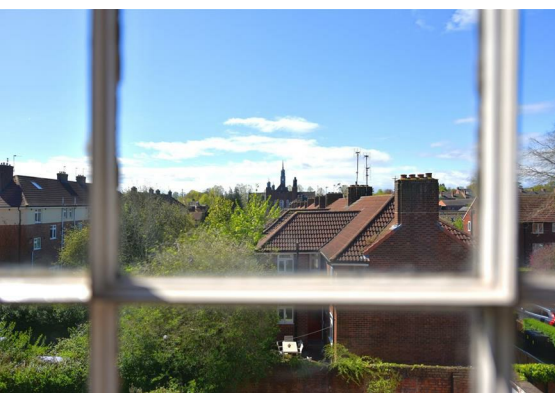
Dissolution of the Monasteries: Like many religious institutions in England, the Nunnery fell victim to the Dissolution of the Monasteries, initiated by King Henry VIII in the 16th century. In 1539, the nunnery was closed, and the buildings and lands were seized by the crown. The nuns were forced to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

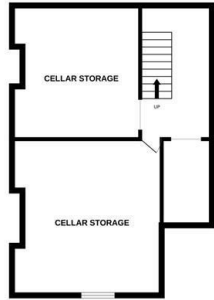
Modern-Day Nunnery Lane: Today, Nunnery Lane is a bustling street in York's city centre. It retains its historical name as a reminder of the religious institution that once stood nearby. The lane is known for its mix of residential, commercial, and cultural establishments, including shops, restaurants,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

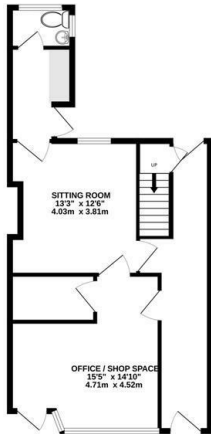
Nunnery Lane serves as a reminder of York's rich medieval past and the presence of religious institutions in the city. Its historical significance and the remnants of the Nunnery make it an interesting destination for visitors interested in exploring York's heritage



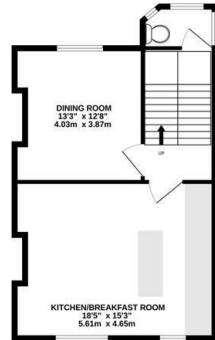
BASEMENT
523 sq.ft. (48.6 sq.m.) approx.



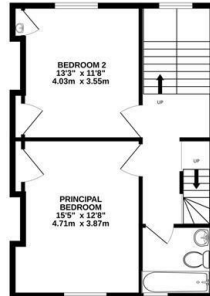
GROUND FLOOR
629 sq.ft. (58.3 sq.m.) approx.



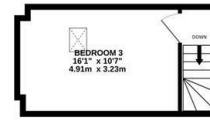
1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



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

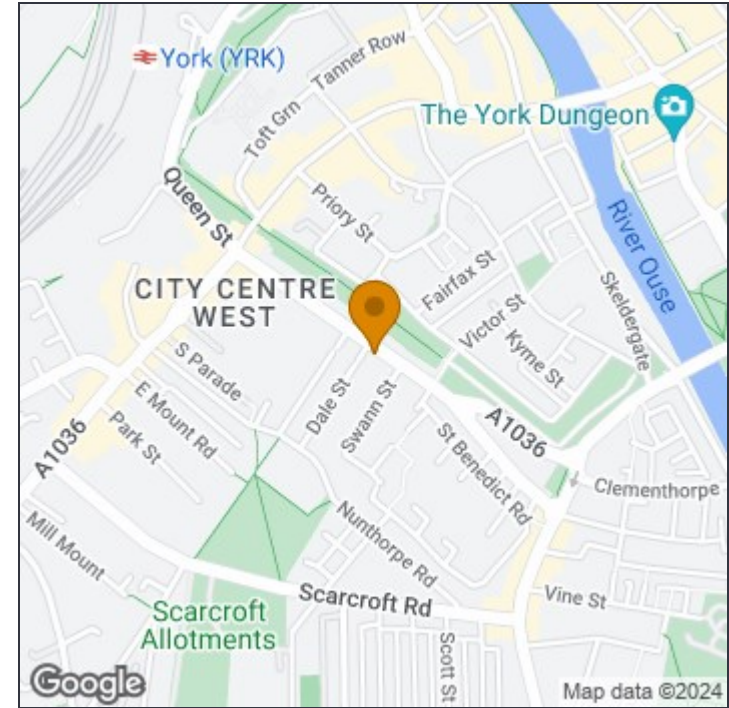


3RD FLOOR
208 sq.ft. (19.3 sq.m.) approx.



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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