



47 Nunthorpe Road, York, YO23 1BW

Offers Around £170,000



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£170,000

NO ONWARD CHAIN - An impressive one-bedroom first floor apartment located on this central street, close to the popular 'Bishy Road' shopping parade and within a short walk to York's many City Centre amenities and Rowntree Park. The property which has the benefit of uPVC double glazing as well as bright and spacious rooms and plenty of storage, comprises; communal entrance hall, entrance hallway, living/dining room, good sized kitchen with full range of modern fitted units, double bedroom with wardrobe, three-piece bathroom and storage cupboards. To the outside is a front forecourt, communal areas and bin/bicycle stores. An internal viewing of this lovely property is highly recommended.

Description

Entrance Hallway

Communal Hallway with Entrance to Hallway, electric night storage, carpeted floor, storage cupboard, power points

Lounge/Dining Room

Electric night storage heater, uPVC windows to front, carpets, TV and Power points

Kitchen

uPVC window to front, fitted wall and base units with counter top, stainless steel sink and draining board, mixer tap, space and plumbing for appliances, tiled flooring, power points

Bedroom

uPVC window to rear, electric night storage heater, carpeted, power points, two storage cupboards

Bathroom

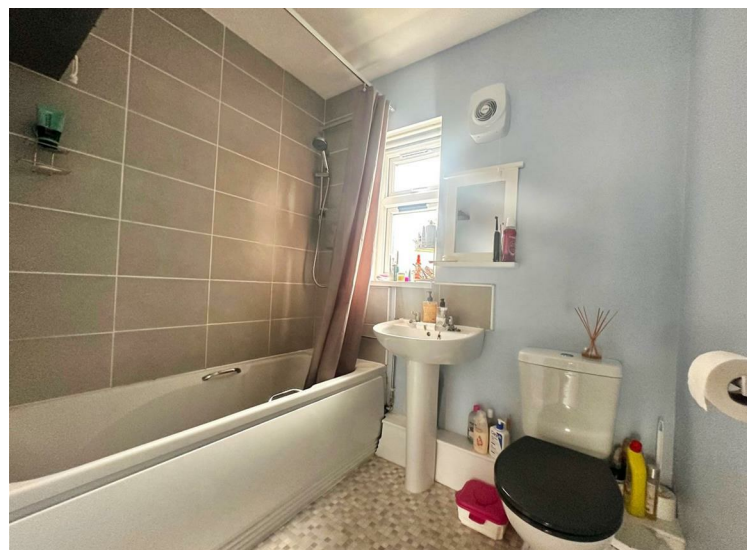
Opaque uPVC window to rear, panelled bath with electric shower over, vinyl flooring, low level wc, pedestal wash hand basin, extractor fan, storage cupboard, wall mounted heater

Outside

Communal areas complete with bin/bike store. Lease/Service Charge TBA

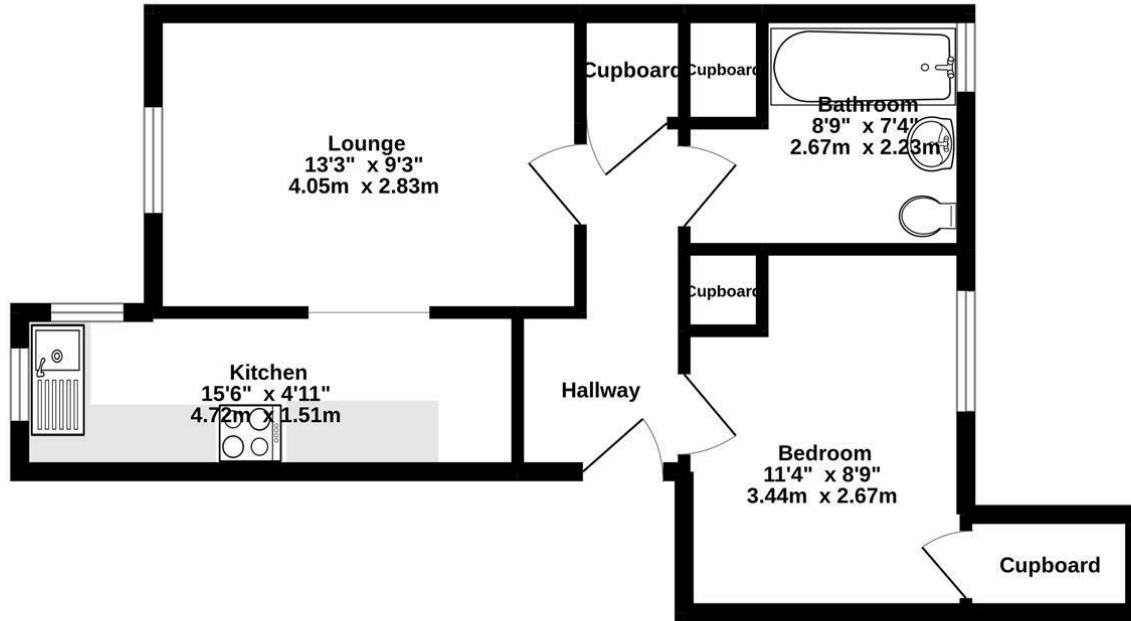
Features

- One Bedroom First Floor Apartment
- Well Presented Throughout
- Sought After Location
- Close To Many local Amenities On 'Bishy Road'
- Off-Street Parking Available
- Council Tax Band A
- EPC E48



FLOOR PLAN

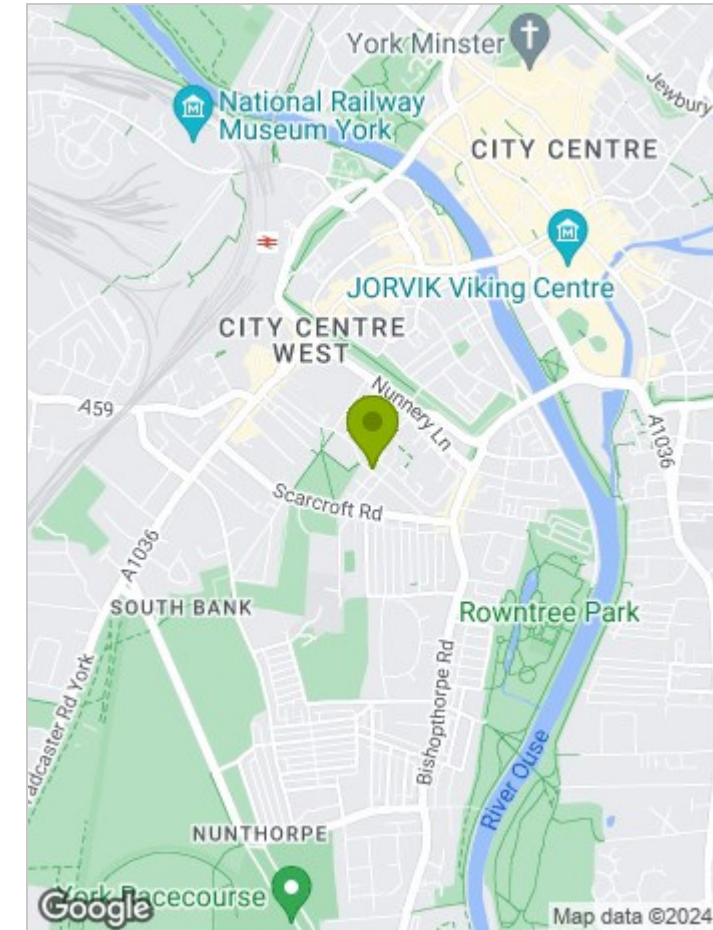
First Floor Apartment
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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