



46 Nunmill Street

York, YO23 1NU

Guide Price £385,000





A LARGE 2 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION close to the popular 'Bishy Road' shopping parade and within walking distance of the railway station and the city centre. The property provides well presented living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge with bay window, opening to dining room with French doors to courtyard, bright and well fitted kitchen with two separate French doors, galleried landing, 2 double bedrooms and a large first floor bathroom. To the outside is an attractive rear courtyard. An accompanied viewing is highly recommended.

### Entrance Vestibule

Entrance door

### Hallway

Stairs to first floor

### Lounge

13'7" x 10'6" (4.14m x 3.20m)

Window to front

### Dining Room

13'3" x 11'2" (4.04m x 3.40m)

French doors to courtyard

### Kitchen

14'0" x 6'5" (4.27m x 1.96m)

Modern fitted units including built in oven and hob, two separate French doors to courtyard

### Galleried Landing

Window to side, doors to

### Bedroom 1

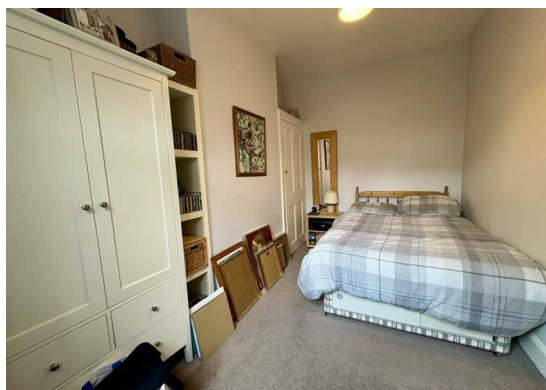
14'4" x 11'5" (4.37m x 3.48m)

Two windows to front

### Bedroom 2

12'10" x 8'10" (3.91m x 2.69m)

Window to rear







### Bathroom

11'0" x 6'5" (3.35m x 1.96m)

Modern three piece bathroom suite with window to side

### Outside

Walled rear courtyard with brick boundary wall and gate giving access to rear



FLOOR PLAN

