



8 Nunthorpe Gardens  
York, YO23 1DX  
**£625,000**



A most attractive larger than average 4 bedroom semi-detached house situated in this quiet cul-de-sac situated in an enviable and quiet location just outside York City walls close to the acclaimed Bishopthorpe Road. Within easy access to the Railway station, city centre and a vibrant range of nearby local shops and restaurants and benefitting from excellent transport links. This charming property is in a peaceful location and is well presented throughout. The bright, airy and spacious living accommodation offers the perfect balance of city living and serene surroundings. As you approach the property you are welcomed into a small front garden then enter into the hallway which leads to a front lounge a fabulous open plan dining kitchen which is well equipped with an excellent range of fitted units, integrated appliances, utility room, downstairs WC and office. Stairs leading to first floor landing, 3 double bedrooms and a fantastic bathroom. Further stairs lead to the 2nd floor where there is a further double bedroom. Outside to the front is a small garden and side drive providing off street parking and to the rear is a fully enclosed delightful garden. Viewing is highly recommended to appreciate the fabulous accommodation on offer and it's superb location.

### Entrance Hall

Laminate flooring, cast iron radiator

### Lounge

Bay window to front elevation, wood flooring, log burner on slate hearth, picture rail, cast iron radiator

### Dining Kitchen

Excellent range of base and wall mounted units incorporating roll top work surfaces and complimentary splashbacks. Double oven, ceramic hob, recently installed integrated dishwasher and fridge/freezer, 1 and half sink with mixer tap, wood flooring, spotlights to ceiling, window to rear elevation, door to garden, 2 Velux windows to rear







### **Utility Room**

Belfast sink with mixer tap over wall mounted boiler, plumbing for automatic washing machine, tiled flooring, shelving, door to;

### **Downstairs WC**

Low level WC, pedestal wash hand basin, tiled flooring

### **Office**

Window to front elevation, central heating radiator

### **Stairs to First Floor Landing**

### **Bedroom**

Bay window to front elevation, stripped floor, cast iron radiator

### **Bedroom**

Window to rear elevation, picture rail, central heating radiator

### **Bathroom**

Claw foot bath with shower over. Sink set in attractive vanity unit, wall hung toilet, storage cupboard, part tiled walls. Tiled floor, heated towel rail, two windows to the front elevation

### **Bedroom**

Stripped flooring, window to the rear elevation and additional arched window, coving to the ceiling

### **Stairs to 2nd Floor Landing**

### **Bedroom**

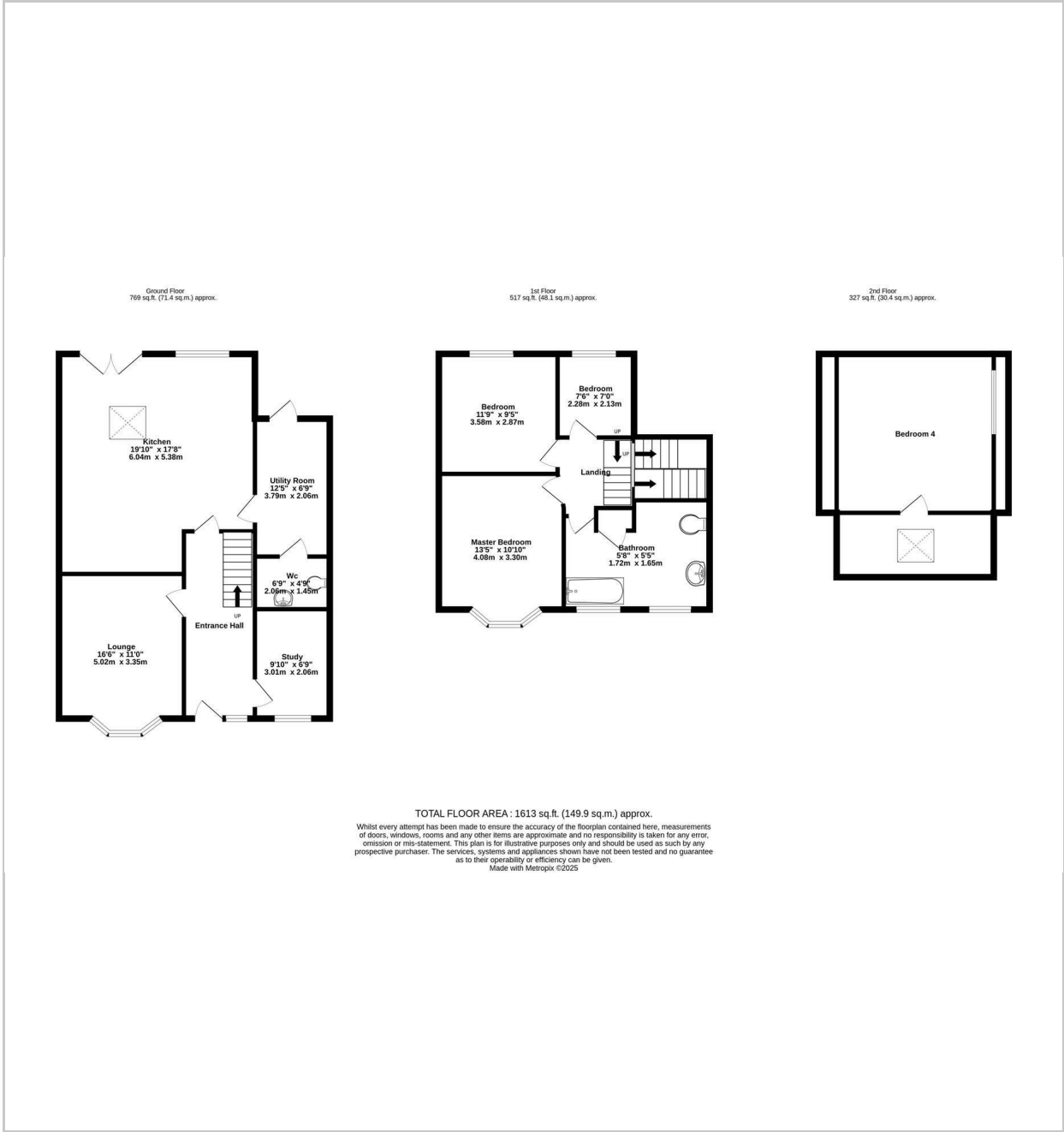
Velux window to rear elevation, cat iron radiator, under eaves storage

### **Outside**

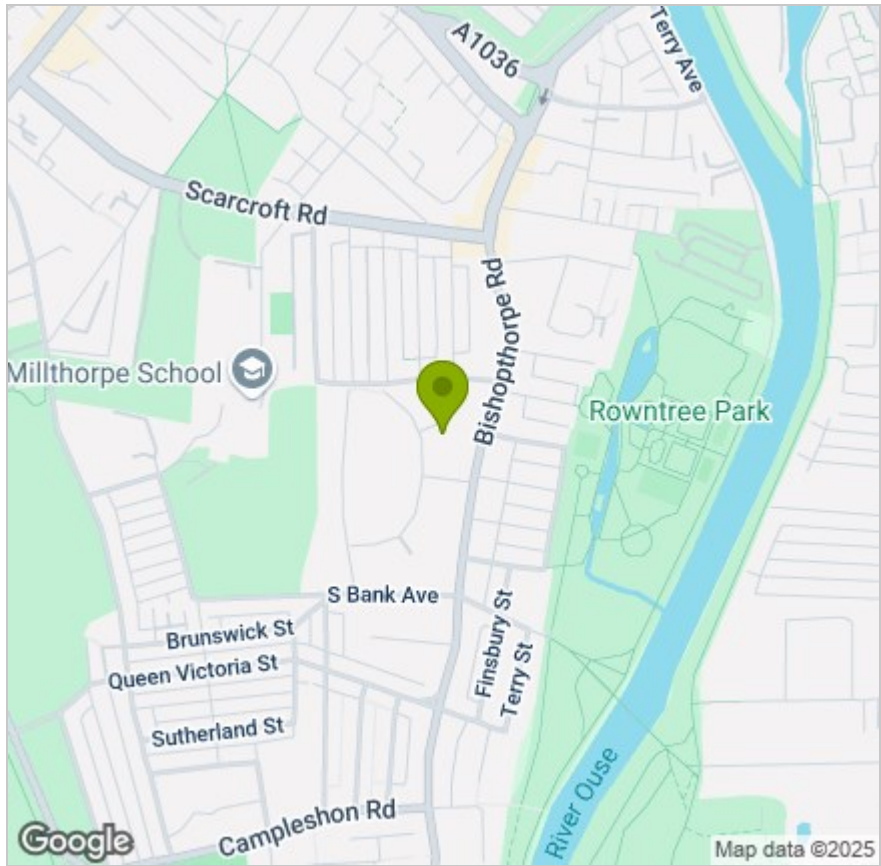
To the front is a well planted garden and a side drive providing off street parking whilst to the rear is a fully enclosed garden with timber shed.



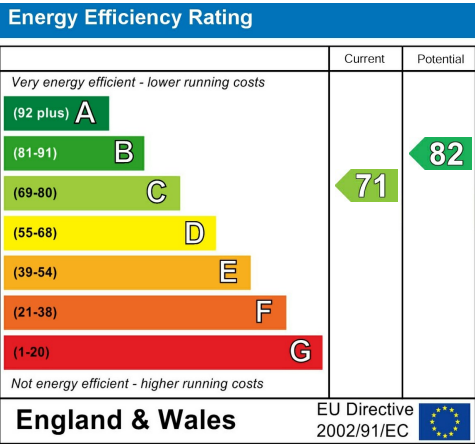
FLOOR PLAN



LOCATION



EPC



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