



63 Nunmill Street

York, YO23 1NT

Guide Price £475,000





An exemplary three bedroom period terrace house extended and arranged over three floors to the highest of standards with attention to detail throughout and with bespoke features including a sublime four piece bathroom, brick built bay window and 17ft second floor bedroom with storage. Close to Bishopthorpe shopping parade as well as Rowntree Park and the Railway Station, this property is a superb city centre home. Retaining period features, the well presented living accommodation comprises; entrance vestibule, entrance hallway, lounge with bay window, dining room, fitted kitchen with glazed door to garden, first floor galleried landing, two first floor bedrooms, four piece house bathroom suite with vaulted ceiling, second floor landing and second floor bedroom with eaves storage.

To the outside is a traditional front forecourt and to the rear is a walled courtyard garden with lawned area and gate to service alleyway which has recently been updated by residents. An accompanied viewing is strongly recommended.

### Entrance Vestibule

Traditional entrance door, carpeted flooring, dado rail, coving, glazed panel door to;

### Entrance Hallway

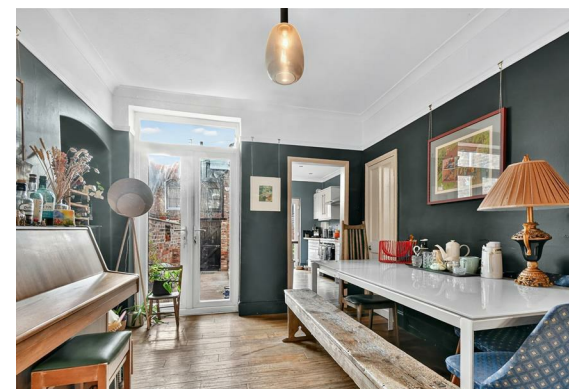
Column radiator, real wood flooring, corbels, stairs to first floor

### Lounge

uPVC slide sash bay window to front, real wood flooring, two double panelled radiators, period style fire with surround, picture rail, ceiling rose, coving, TV and power points

### Dining Room

uPVC French doors to courtyard, real wood flooring, double panelled radiator, picture rail, ceiling rose, coving, understairs cupboard, power points







### Kitchen

uPVC window to side, glazed door to garden area, fitted wall and base units with oak countertop, stainless steel sink and draining board with mixer tap, free standing dual fuel range cooker, real wood flooring, recessed spotlights, wall mounted gas combination boiler, plumbing for washing machine, power points

### First Floor Landing

uPVC window to side, column radiator, floor boards, power points

### Bedroom 1

uPVC slide sash window to front, bespoke wardrobes, double panelled radiator, exposed timber floor boards, picture rail, power points

### Bedroom 3

uPVC window to rear, fitted wardrobes, exposed timber floor boards, picture rail, double panelled radiator, power points

### Bathroom

Vaulted ceiling with two Velux windows, free standing roll top bath, walk-in tiled shower enclosure, wash hand basin, WC, column radiator, tiled flooring, recessed spotlights, underfloor heating

### Second Floor Landing

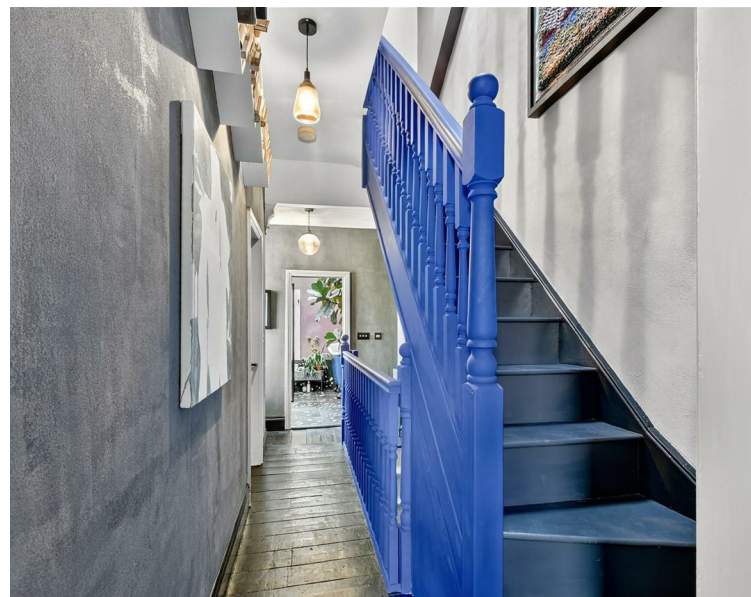
Velux window and door to;

### Bedroom 2

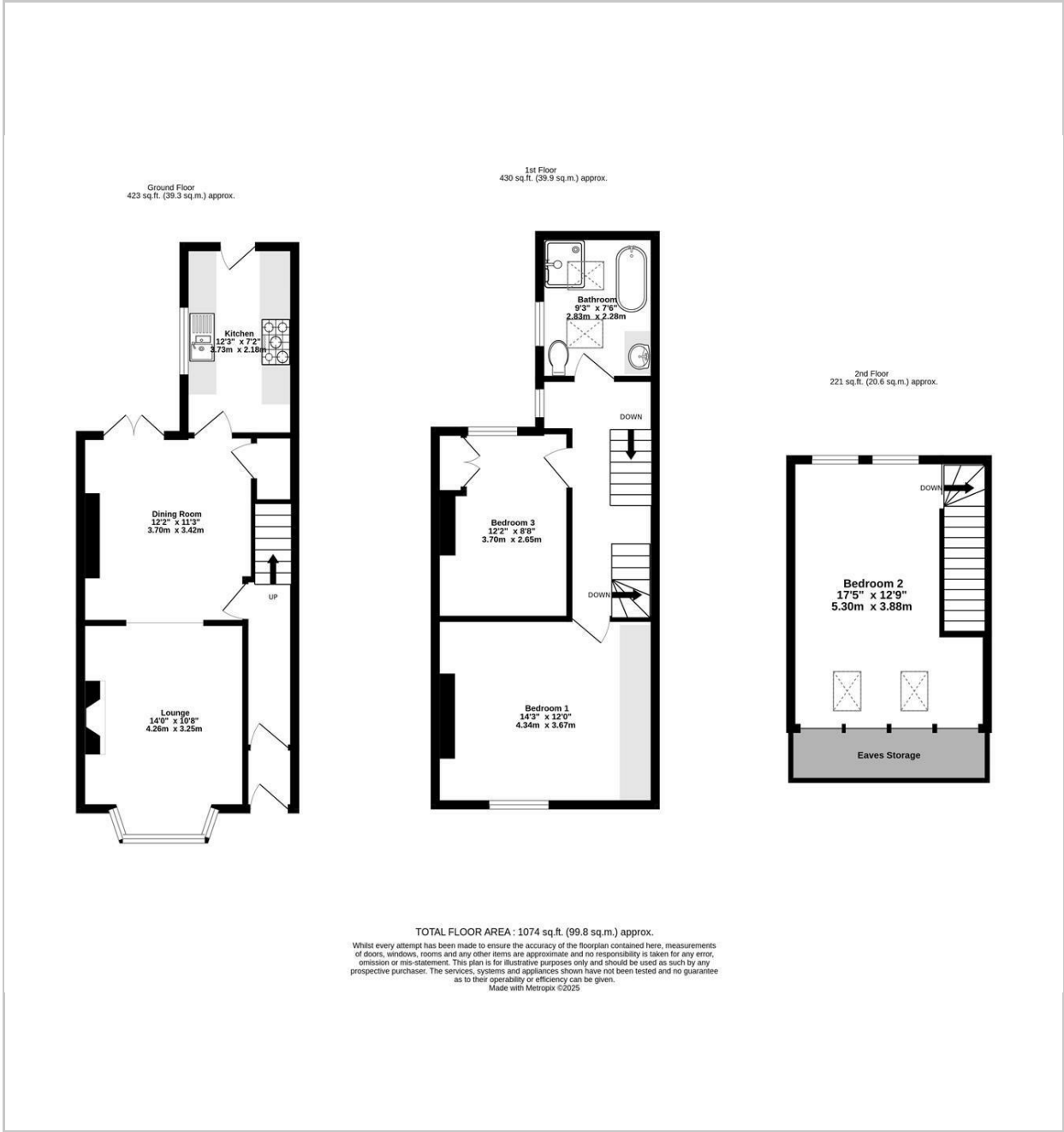
Two double glazed windows to rear, two Velux windows to front, pull out eaves storage, herringbone wood flooring, column radiator, power points

### Outside

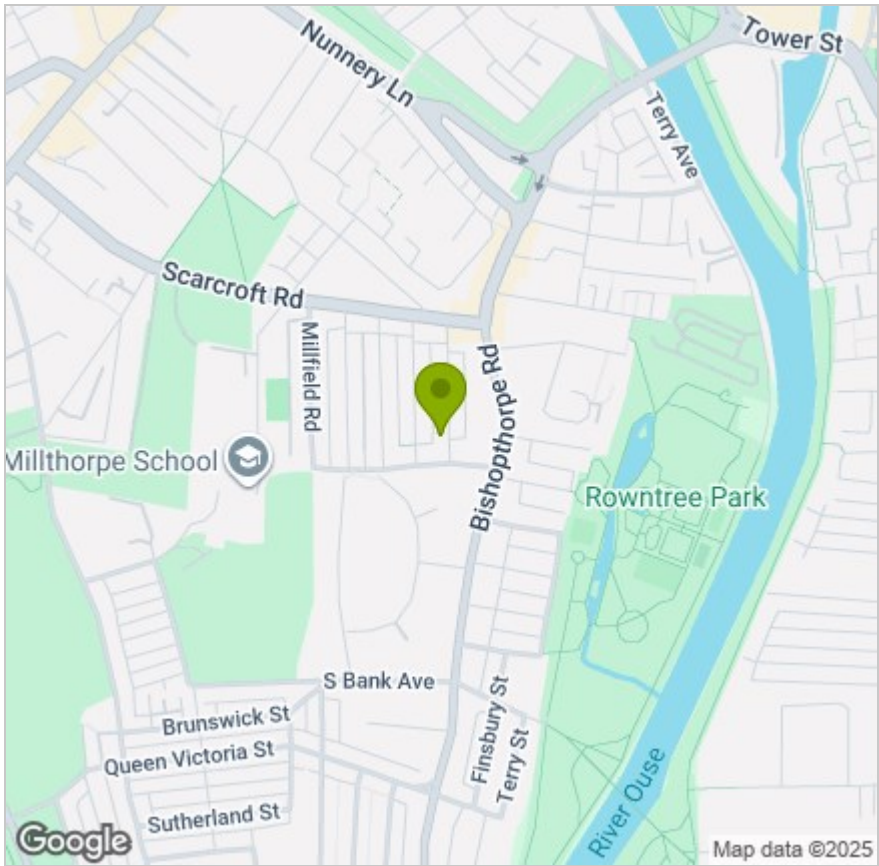
Traditional front forecourt with front gate, rear walled courtyard, lawn, outside tap, gate to service alley way



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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