



22 Nunthorpe Road  
York, YO23 1BG

Guide Price £495,000

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## A Superb Three-Bedroom Period Terrace on a Highly Sought-After Street

Beautifully arranged over three floors, this charming fore-courted period terrace is located just moments from the ever-popular Bishopthorpe Road parade and within easy reach of Rowntree Park, York city centre, and the railway station.

Retaining an abundance of character and original features, the property offers exceptionally well-presented accommodation throughout. The ground floor comprises an inviting entrance hallway, large open-plan arrangement with a cosy lounge area with bay window connected to dining room with bespoke bookshelves, and full-width kitchen.

To the first floor, a galleried landing leads to two generous double bedrooms and a stylish three-piece house bathroom. The second floor provides a further 17' bedroom with its own W.C., ideal as a main bedroom, guest suite, or home office.

Externally, the property benefits from a traditional front forecourt and a delightful walled courtyard garden to the rear, complete with a timber access gate.

An accompanied viewing is highly recommended to appreciate the quality and charm of this wonderful home.

### Entrance Hallway

Traditional entrance door, exposed timber floorboards, single panelled radiator, carpeted stairs

### Lounge

13'2" x 11'2" (4.01m x 3.40m)

uPVC bay window to front, gas fire with surround, coving, ceiling rose, television point, power points double panelled radiator, exposed timber floorboards

### Dining Room

12'11" x 11'7" (3.94m x 3.53m)

Double panelled radiator, exposed timber floorboards, storage cupboard, fitted book-shelving, understairs storage cupboard, power points

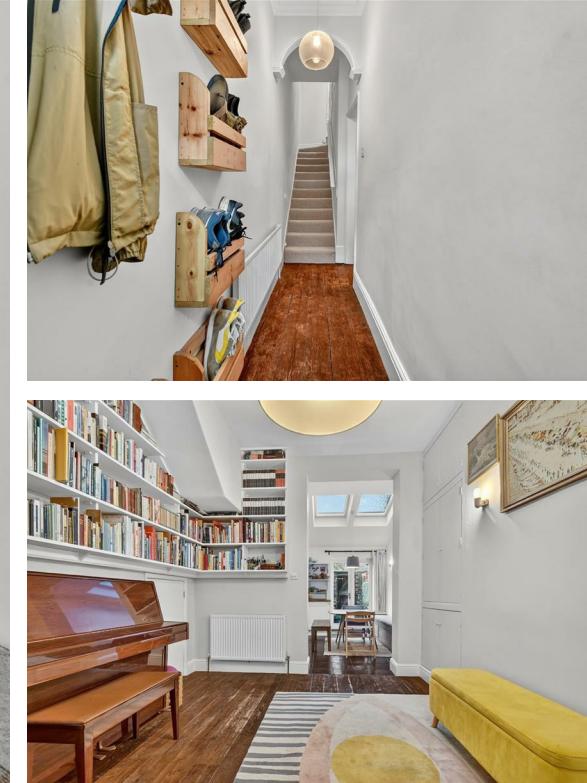
### Breakfast Kitchen

13'10" x 12'8" (4.22m x 3.86m)

uPVC window to rear, French doors to rear walled courtyard, two Velux windows, tiled flooring, power points, fitted wall and base units with oak counter top, Belfast sink, with mixer tap, dishwasher, gas hob and built in electric oven, integrated washing machine, space and power points for integrated appliances, column radiator, single panelled radiator

### First Floor Landing

Carpeted floors, power points, storage cupboard, stairs to second floor





### Bedroom 1

14'6" x 11'6" (4.42m x 3.51m)  
uPVC window to front and views towards St. Clements Church, period fireplace, with surround, double panelled radiator, carpets, power points, coving.

### Bedroom 2

12'11" x 9'3" (3.94m x 2.82m)  
uPVC window to rear, traditional fire with surround, fitted shelves, single panelled radiator, carpets, power points

### House Bathroom

Opaque window to side, panelled bath with shower over, low level w.c., wash hand basin, cupboard housing gas combination boiler, laminate flooring, recessed spotlights, extractor fan, towel radiator

### Second Floor Landing

uPVC window to rear, door to:

### Bedroom 3

17'8" x 9'4" (5.38m x 2.84m)  
uPVC window to rear, two Velux windows to front, eaves storage, double panelled radiator, vinyl flooring, power points recessed spotlights

### W.C.

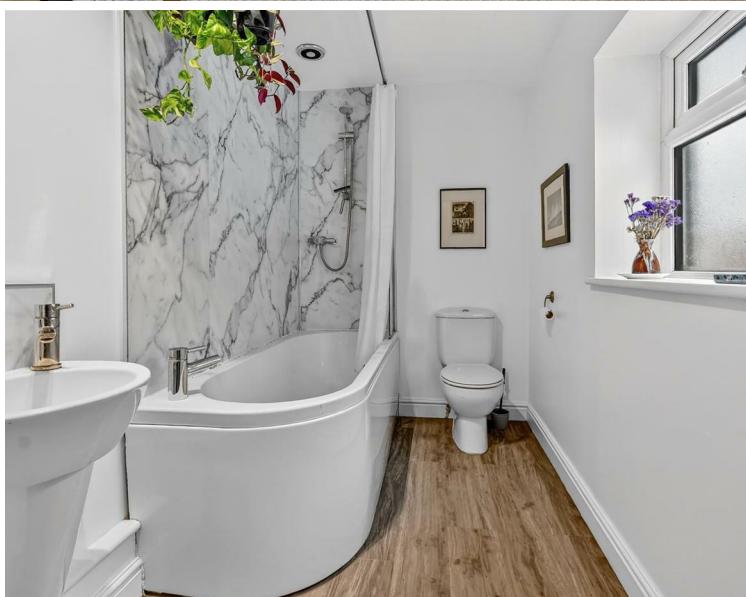
Velux window to front, low level w.c., mini Belfast sink, vinyl flooring, recessed spotlights, extractor fan

### To the outside

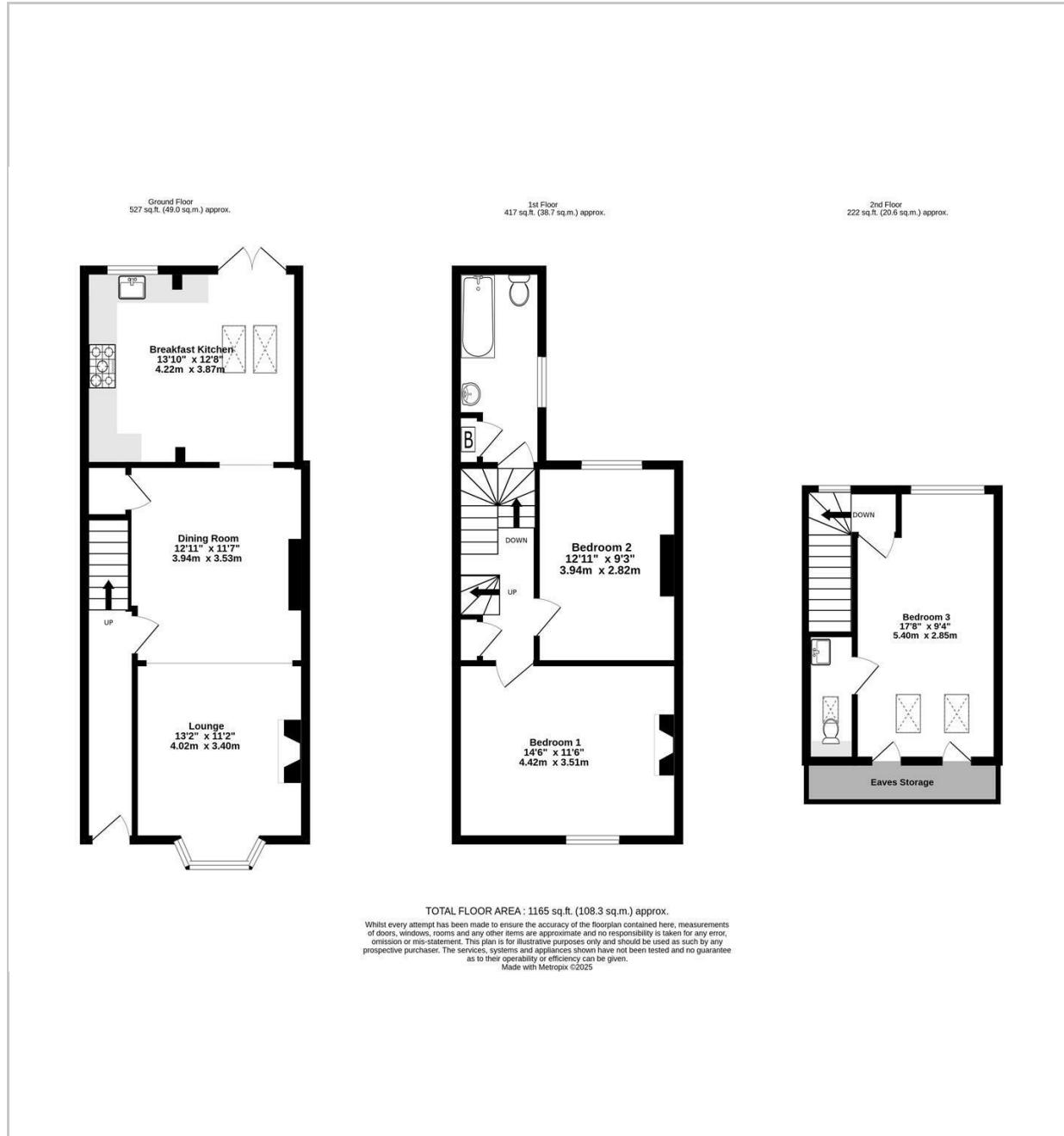
Traditional front forecourt, rear walled courtyard garden with raised beds and timber gate to St. Benedict Road.

### Agents Notes:

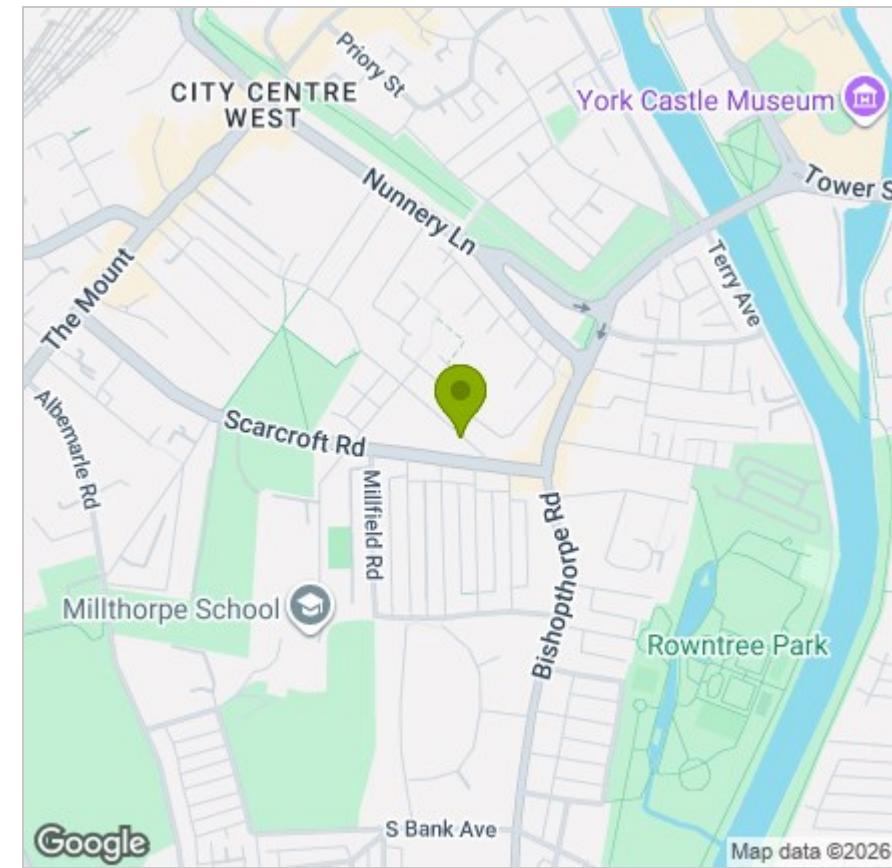
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	74
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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