



6 Nunthorpe Gardens,  
York, North Yorkshire YO23 1DX

Guide Price £450,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents are delighted to offer for sale, this exceptional three-bedroom semi-detached property, situated in a quiet cul-de-sac in the highly sought-after South Bank area of York. Perfectly located, it is just a short stroll from the vibrant "Bishy Road" high street, Rowntree Park, the Racecourse and riverside walks leading to York city centre. This marvellous home on Nunthorpe Gardens has served as a successful holiday let, combining stylish suburban living with characterful features and modern comforts. Spread over two floors, the property boasts a bay-fronted living room with a cosy wood-burning stove, an open-plan dining kitchen and the potential to convert the attic space, offering possibilities to enhance the house for prospective buyers. This property will be incredibly popular with a variety of buyers, including couples, commuters, retirees, professionals who work in York and investors seeking to continue its use as a holiday let. The ground floor comprises a beautifully tiled, welcoming and well-lit entrance hallway that leads into the bay-fronted living room, featuring stylish shutters and a wood-burning stove, that creates a warm and inviting focal point. The living room, then leads into an open-plan dining area with French doors onto the rear courtyard garden and further into the kitchen, which is superbly fitted with a range of modern units, integrated appliances and ample workspace and storage. The first floor offers three bedrooms, two double rooms with built-in wardrobes, providing excellent storage and a family bathroom, completing the accommodation. Outside, there is off-street parking and a shared driveway leading to the detached garage. At the rear is a gated block-paved courtyard garden, that is perfect for outdoor entertaining, with additional access to the garage, ideal for car or cycle enthusiasts or as a workshop. This stylish property offers an exceptional opportunity to secure a ready to move into home in the desirable South Bank area. Its proximity to York city centre, the station and local amenities makes it ideal for those prioritising convenience and lifestyle. Sold with no onward chain internal viewing is highly recommended to fully appreciate the quality and potential of this superb home. Don't miss out as this property is sure to attract significant interest!

**Nunthorpe Gardens is in a much sought-after location, within the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Upvc front entrance door and windows to the hallway, tiled floor, understairs storage, ceiling coving, dado rail and radiator\*. Stairs leading to the first floor. Door leading to...

### Living Room

17' 2" x 11' 1" (5.23m x 3.38m) Into bay Double glazed bay windows to front aspect with shutters, feature fireplace with inset wood burning stove\*, tiled hearth, ceiling coving, picture rail, ceiling rose, alcove shelving, tv point\* and radiator\*. Door leading to...

### Dining Room

11' 1" x 8' 1" (3.38m x 2.46m) Double glazed window and French doors leading to the garden, ceiling coving and upright radiator\*. Opening to....

### Kitchen

12' 3" x 6' 5" (3.73m x 1.95m) Fabulous fitted kitchen with a modern range of wall and base units with matching work surface over, incorporating a sink and drainer with mixer taps, integral appliances gas cooker with 4 x gas hobs\*, upright fridge/freezer and dishwasher\*, double glazed windows to rear aspect and down lighting.

### First Floor Landing

Double glazed window to side aspect, access hatch to the loft. Doors leading to...

### Bedroom 1

13' 3" x 12' 1" (4.04m x 3.68m) Into bay Double glazed bay windows to front aspect with shutters, ceiling coving, picture rail, built in wardrobes and radiator\*.

### Bedroom 2

11' 9" x 10' 7" (3.58m x 3.22m) Double glazed windows to rear aspect, ceiling coving, picture rail, built in wardrobes with wall mounted boiler\* and radiator\*.

### Bedroom 3

7' 7" x 7' 1" (2.31m x 2.16m) Double glazed windows to rear aspect, ceiling coving, dado rail and radiator\*.

### Bathroom

7' 11" x 5' 7" (2.41m x 1.70m) White three piece suite comprising; Bath with main shower over\*, pedestal wash hand basin with mixer taps, low level wc, double glazed windows to front aspect and heated rail\*.

### Garage

19' 8" x 12' 8" (5.99m x 3.86m) Up and over door, power, lighting, plumbing for a washing machine, double glazed window to side aspect and a door leading to the garden.

### Outside

Externally to the front we find an off street parking area and driveway, providing ample off street parking. Gated side access leads to the rear, where we find a detached garage, perfect for a car/cycle enthusiast or workshop. Also to the rear of the house a fenced, block paved garden, just right for outside entertaining.





### Agents Note

Epc rating TBA. Council tax band C.

Broadband supplier: Vodafone Superfast 2 (full fibre available).

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon Next.

Electricity supplier: Eon Next.





# Energy performance certificate (EPC)

6 Nunthorpe Gardens YORK YO23 1DX	Energy rating <b>C</b>	Valid until: <b>19 January 2035</b>
		Certificate number: <b>2135-0829-1400-0826-5202</b>

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	77 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2135-0829-1400-0826-5202>

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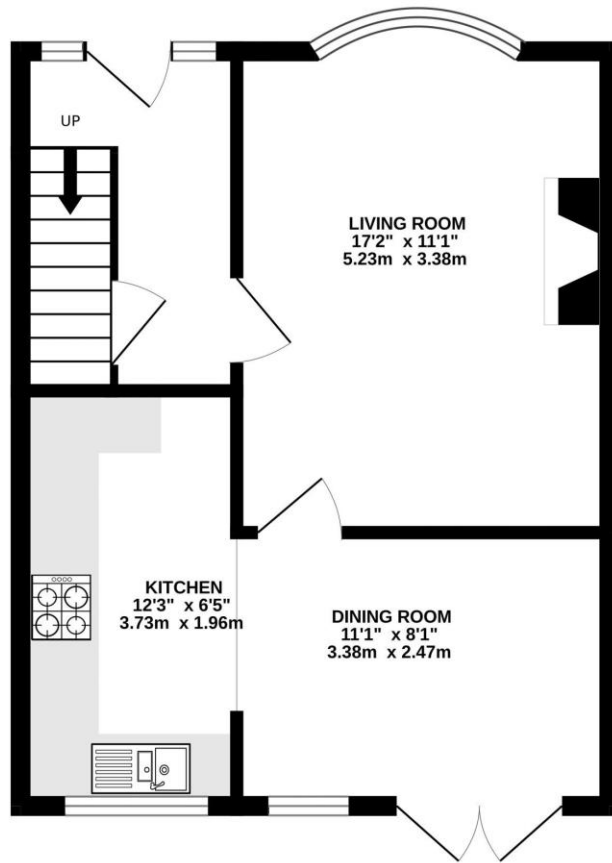
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG  
 paul.atkinson@bishopspa.com  
 www.bishopspa.com

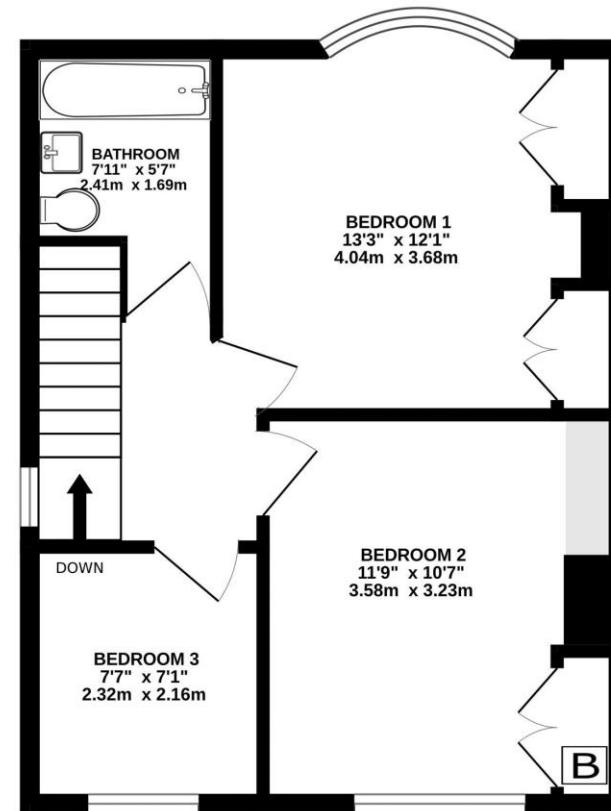




GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.