



44 Nunmill Street,
York, North Yorkshire YO23 1NU

Guide Price £375,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market, a superb two bedroom mid terraced house, set in the heart of one of York's most sought after locations, just a short stroll from the "Bishy Road" high street, Rowntree Park and the York City centre. Dating from around 1883, this lovely house on Nunmill Street, has been cherished by the current owner, offering a wealth of charming and period features. With its cosy living room, with a wood burning stove and feature cast iron fireplaces in the bedrooms, this property will be very popular with a multitude of buyers, including, singles, couples, commuters, professionals who work in York and those looking to retire to this fabulous area. Another great thing about this house, is there is still potential to covert the attic space and extend the kitchen to the side as others have on the adjoining streets. The accommodation briefly comprises; Entrance hallway and vestibule with stairs leading to the first floor. Doors leads to the reception rooms. To the front we find the bay sash fronted living room with a feature fireplace, containing a Morso wood burning stove, in turn opening to the dining room with alcove shelving and under stairs storage. Then onward into the kitchen with a range of fitted units and a handy utility/cloakroom completing the ground floor. The stairwell leads to the first floor landing, from where we find two generous bedrooms, both with feature cast iron fireplaces and a house bathroom. Outside to the front we find the gated forecourt garden with a selection of shrubs, whilst to the rear a walled courtyard garden with raised borders, perfect for outside entertaining and a garden shed. In summary, this lovely home in the very popular "Bishy Road" area, provides an exceptional opportunity to secure a lovely property. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York City centre and station. An internal viewing is strongly recommended.

Nunmill Street is delightfully situated in this highly desirable area being just under a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road. The popular Ofsted rated "Outstanding" Scarcroft Primary School is a short walk from the end of the street 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 2 theatres. Yorks 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

Front entrance door to vestibule, original coloured glass panel door to hallway, ceiling cornice, corbels and radiator*. Stairs to the first floor. Doors leading to...

Living Room

13' 10" x 10' 5" (4.21m x 3.17m) Into bay Sash bay window to front aspect, ceiling cornice, feature fireplace with inset Morso wood burning stove*, picture rail, stripped wood floor, tv point* and radiator*. Opening to..

Dining Room

13' 0" x 10' 11" (3.96m x 3.32m) Sash windows to rear aspect, ceiling cornice, alcove shelving, with incorporated lighting, understairs storage cupboard and radiator*. Door leading to...



Kitchen

13' 4" x 6' 3" (4.06m x 1.90m) Full range of modern fitted wall and base units with drawers under matching preparation surfaces, inset stainless steel sink unit with mixer taps, built-in electric oven*, gas x 4 hob*, extractor fan*, space for upright fridge/freezer, wood windows to side aspect, tiled floor, wall mounted boiler*, door to rear courtyard and radiator*. Door leading to...

Utility room

6' 3" x 5' 6" (1.90m x 1.68m) White suite comprising: Plumbing for a washing machine*, pedestal wash hand basin with mixer tap, low level wc, sky light, log storage for wood burner and radiator*.



First Floor Landing

Sash window to side aspect and loft hatch with a pull down ladder, giving access to clean carpeted loft storage space. Doors leading to...

Bedroom 1

13' 11" x 10' 11" (4.24m x 3.32m) Sash windows to front aspect, original cast iron fireplace, ceiling cornice, alcove shelving, stripped wood floor and radiator*.

Bedroom 2

12' 11" x 8' 6" (3.93m x 2.59m) Sash windows to rear aspect, original ornate cast iron fireplace, alcove cupboard, built in wardrobes and radiator*.

Bathroom

10' 10" x 6' 2" (3.30m x 1.88m) White suite comprising: Bath with electric shower*, pedestal wash hand basin, low level wc, sash windows to side aspect, underfloor heating* and radiator*.



Outside

Front gated forecourt with brick boundary wall and various flowering shrubs. To the rear of the property is an attractive courtyard garden, with raised beds and a variety of shrubs and plants, perfect for outside entertaining with a storage shed and rear access to gated alley.

Agents Note

EPC RATING D, COUNCIL TAX BAND C.

Broadband supplier: Plusnet full fibre.

Broadband speed: Speed 145mb/s.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.

The photographs provided by the vendor.





Energy performance certificate (EPC)

44 Nunmill Street
YORK
YO23 1NU

Energy rating
D

Valid until: **31 August 2033**

Certificate number: **0694-3029-7201-6047-8200**

Property type

Mid-terrace house

Total floor area

85 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>).

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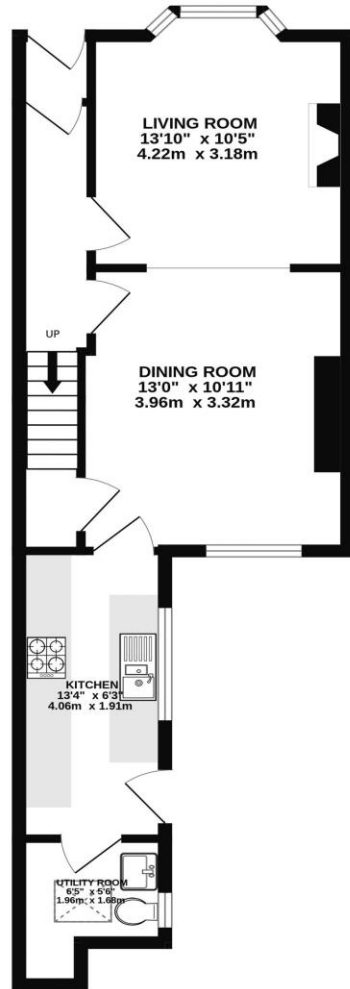
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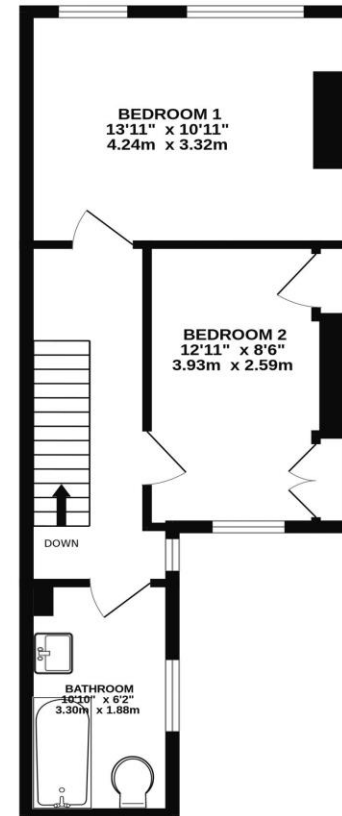
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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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