



12 Nunmill Street,
York, North Yorkshire YO23 1NU

Guide Price £367,500


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale, an exceptional two bedroom forecourted end of terrace, with a wealth of charm and character, situated in the heart of one of York's most sought-after locations, within easy walking distance of the ever popular 'Bishy Road' high street, local shops, schools, Rowntree Park, river sidewalks into town and York railway station. Dating from around 1885, this superb house on Nunmill Street, has been cherished and updated by the current owner over the last nine years, including a new kitchen, bathroom, double glazed front sash windows and converting the attic space. With a lovely, homely feel throughout, 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. The accommodation briefly comprises; Entrance hallway with stairs leading up to the first floor. Doors lead to the reception rooms. To the front we find the cosy bay fronted living room, with a stripped wood floor and a feature fireplace. To the rear a spacious dining room with alcove cupboards and under stairs storage, then opening into the bespoke kitchen, with a range of white fitted units completing the ground floor. The stairwell leads to the first-floor landing, from where we find a generous principal bedroom, bathed in natural light from the two sash windows and the stylish house bathroom. A door opens onto a further landing, with a study area and an open staircase leads us up to the second floor, accessing a second bedroom in the converted attic space, perfect for a teenager or hobby room. Outside to the front, the gated walled forecourt, with space for pots and shrubs, whilst to the rear a pretty landscaped walled courtyard garden, with raised borders and a variety of plants and grasses, just right for pottering or outside entertaining. In summary, this lovely home in the very popular "Bishy Road" area, provides an exceptional opportunity to secure a quality home, with easy access to the York City centre and station. An internal viewing is highly recommended not to miss out.

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 hallway, stripped wood floor and ceiling cornice. Stairs to the first floor. Doors leading to...

Living Room

12' 3" x 10' 6" (3.73m x 3.20m) Into bay Double glazed sash bay windows to front aspect, stripped wood floor, ceiling cornice, ceiling rose, picture rail, feature fireplace with wood surround and marble hearth, tv point* and radiator*.

Dining Room

14' 0" x 10' 10" (4.26m x 3.30m) Double glazed windows to rear aspect, ceiling cornice, picture rail, alcove cupboards, under stairs storage, tiled floor and radiator*. Opening to...



Kitchen

13' 6" x 5' 10" (4.11m x 1.78m) The kitchen is fitted with a range of modern white wall and base units with drawers, under matching preparation surfaces, inset stainless steel sink, gas cooker with 4 x gas hobs*, extractor hood*, plumbing for a washing machine*, double glazed windows to side aspect, down lighting, door to rear courtyard and radiator*.

First Floor Landing

Double glazed window to rear aspect. Stairs to the first floor. Doors leading to...

Bedroom 1

14' 0" x 9' 10" (4.26m x 2.99m) Double glazed sash windows to front aspect, stripped wood floor, alcove cupboard and radiator*.



Bathroom

7' 8" x 6' 7" (2.34m x 2.01m) White suite comprising: Bath with mixer tap, separate shower cubicle with a mains shower*, pedestal wash hand basin, low level wc, double glazed windows to rear aspect, extractor fan* and heated rail*.

Bedroom 2

15' 5" x 11' 6" (4.70m x 3.50m) Converted attic space with velux window to the front aspect and double glazed dormer window to rear aspect, eve storage, down lighting and radiator*.

Outside

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



Agents Note

EPC RATING D, COUNCIL TAX BAND B.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

12 Nunmill Street YORK YO23 1NU	Energy rating D	Valid until:	30 October 2035
		Certificate number:	7503-3956-9200-1885-1204

Property type

End-terrace house

Total floor area

89 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 D. It has the potential to be C.

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

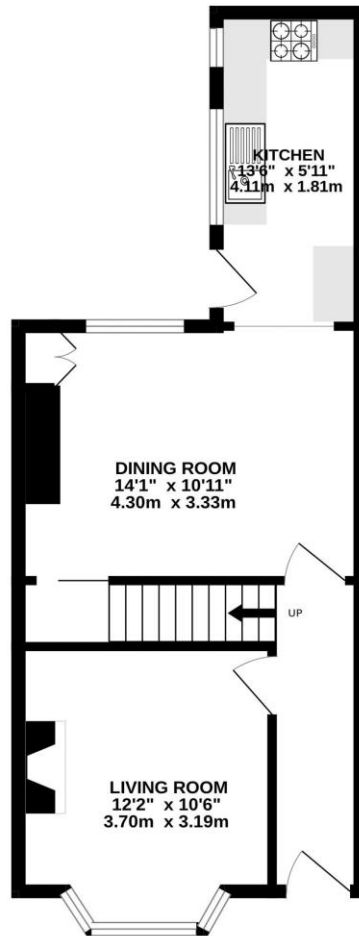
Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

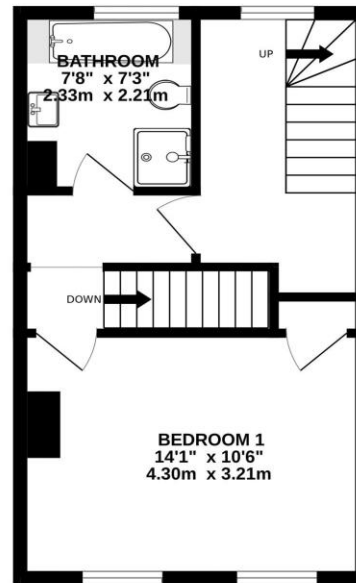
13 Grayshon Drive York North Yorkshire YO26 5RG
paul.atkinson@bishopspa.com
www.bishopspa.com

BISHOPS
PERSONAL AGENTS

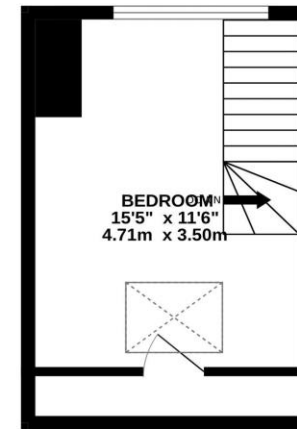
GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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.
Made with Metropix ©2025

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.