

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Nunnery Lane Bishophill, York YO23 1AJ

Freehold
Council Tax Band - C

- Traditional Victorian Townhouse
- Four Bedrooms
- Three Storey
- Sought After Bishopthorpe Road Position
- Generous Rear Courtyard
- Two Reception Rooms
- Offered With No Onward Chain
- EPC- D



TOTAL FLOOR AREA: 1238 sq ft. (115.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any floor areas are approximate. It is advised that the purchaser will not rely on the overall figures shown 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 prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee is given as to their operation. Made with Metreplan, C2024



Nunnery Lane
Bishophill, York
YO23 1AJ

£400,000



Set just a short distance from the York city centre and train station, is this beautifully presented four bedroom Victorian town house. Just around the corner from the Bishopthorpe Road area, this property benefits from an abundance of independent cafes, restaurants and shops as well as the scenic walks along the River Ouse and Rowntree Park.

The property itself is set over three floors with the internal accommodation comprising an entrance hall which provides access into the living room. Enjoying a large bay window the front, natural light floods the space. Next door is a spacious dining room with traditional built in storage and to the very rear is the fitted kitchen. Offering plenty of unit space, this kitchen includes some integrated appliances yet allows space for additional freestanding white goods.

On the first floor of the house there are two spacious double bedrooms plus the house bathroom complete with bath with over head shower. There's also a separate toilet just next to the main bathroom.

Finally, on the top floor there are two further well proportioned bedrooms and a landing.

Externally, is a large private yard and patio at the rear of the property. On street permit parking is available nearby.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

