



Nunmill Street
Off Scarcroft Road, York
YO23 1NU

£240,000



Presenting a meticulously maintained two-bedroom duplex apartment situated in the highly sought-after location just moments away from the vibrant shops, cafes, and amenities of Bishopthorpe Road. Currently tenanted, this property offers the option to purchase vacant possession.

Comprising an entrance hall, living room, one small double bedroom, and a single bedroom, this flat provides comfortable living spaces. A cloakroom with WC is also included on this level. Stairs lead downstairs to the basement dining kitchen equipped with integrated dishwasher and fridge, electric oven and hob. A modern bathroom with shower over the bath and a utility room with washer/dryer complete the accommodation.

The property includes one off-street allocated parking space along with on-street permit parking availability. Additional amenities feature a bike store and electric storage heating. This charming flat is available now for either investment or family home.

Leasehold
Length of lease 125 years from 10 May 2005- 107 years remaining
Ground rent £0
Ground rent review period N/a
Service charge £1200 per annum
Service charge review period N/A
Council Tax Band A

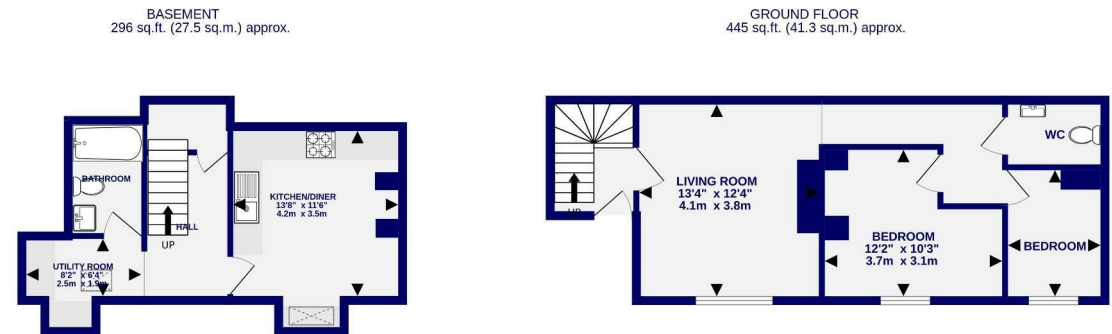




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Leasehold
Council Tax Band - A

- Duplex Apartment
- Ground Floor
- In Close Proximity To Bishopthorpe Road
- Two Bedrooms
- Over 700 Sqft
- Off Street Parking
- EPC E



BASEMENT
296 sq.ft. (27.5 sq.m.) approx.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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