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## 50 Nunthorpe Road , York, YO23 1BW

A well-presented, larger than average property, arranged over three floors with enclosed courtyard garden, situated in the highly sought after location of Bishopthorpe Road. With easy access to the award-winning high street, popular school catchments and the City Centre just a short stroll away, this fine example of a period home will suit a range of purchasers.

**Asking Price £400,000**

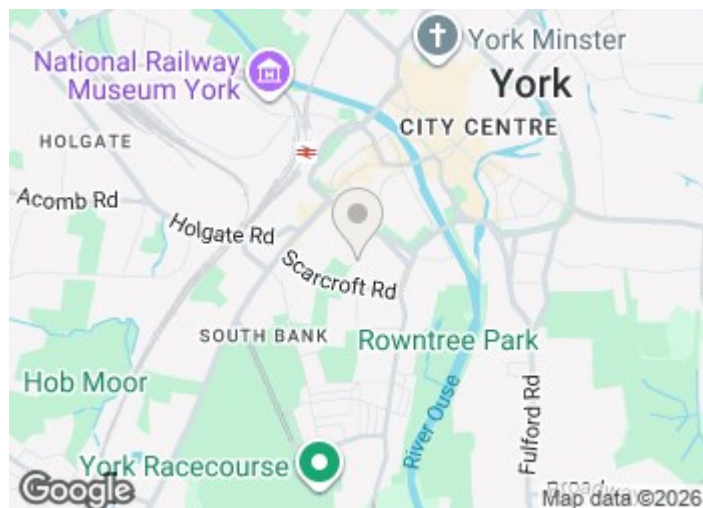
# 50 Nunthorpe Road

, York, YO23 1BW



- Spacious Fore-courted Period Home
- Four-Piece Family Bathroom
- Three Generous Bedrooms
- 24ft Reception Room
- Desirable Location
- Enclosed Rear Garden

## Offer Procedure

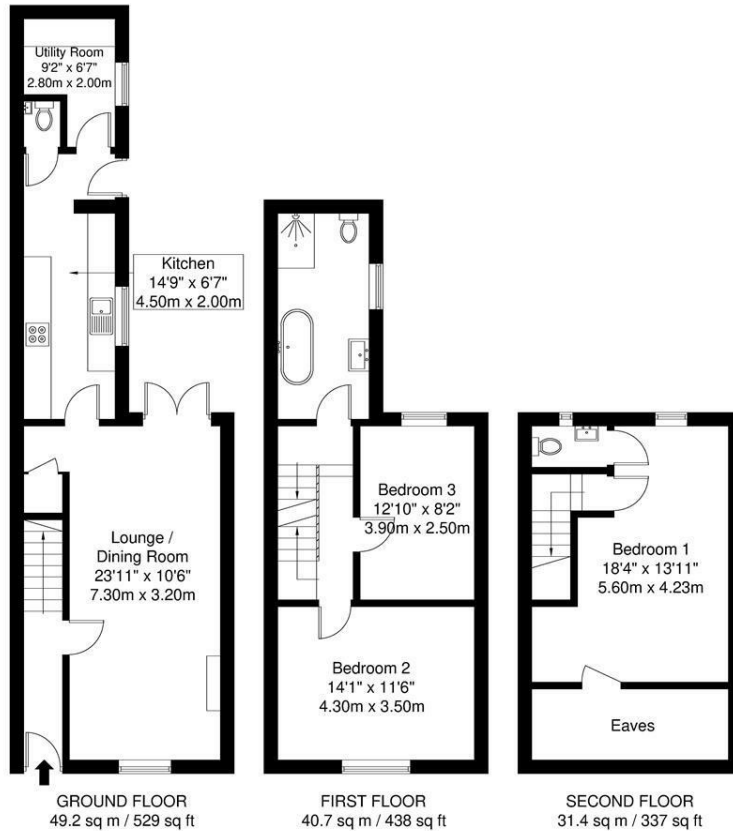


## Directions



# Floor Plan

## 50 Nunthorpe Road



**APPROXIMATE GROSS INTERNAL AREA = 121.3 sq m / 1304 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 High Petergate, York, YO1 7EN  
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	