



## Nunmill Street, York

- Sold With No Onward Chain
- Three-Bedroom Period Terrace With Loft Conversion
- Easy Access To York City Centre And Station
- Prime Nunmill Street Location Near Bishopthorpe Road
- Two Reception Rooms And Courtyard-Style Garden
- Council Tax Band C

**£425,000**



# Nunmill Street, York, YO23 1NT

## DESCRIPTION

Situated on the ever-popular Nunmill Street, just moments from the vibrant independent shops and cafés of Bishopthorpe Road, this three-bedroom period terrace for sale offers well-arranged accommodation in one of York's most sought-after residential areas. The property is sold with no onward chain, making it an attractive option for buyers looking for a straightforward move.

The home retains its traditional character and is entered via a central hallway leading to two reception rooms, providing separate living and dining spaces. A fitted kitchen sits at the rear, completing the ground floor layout.

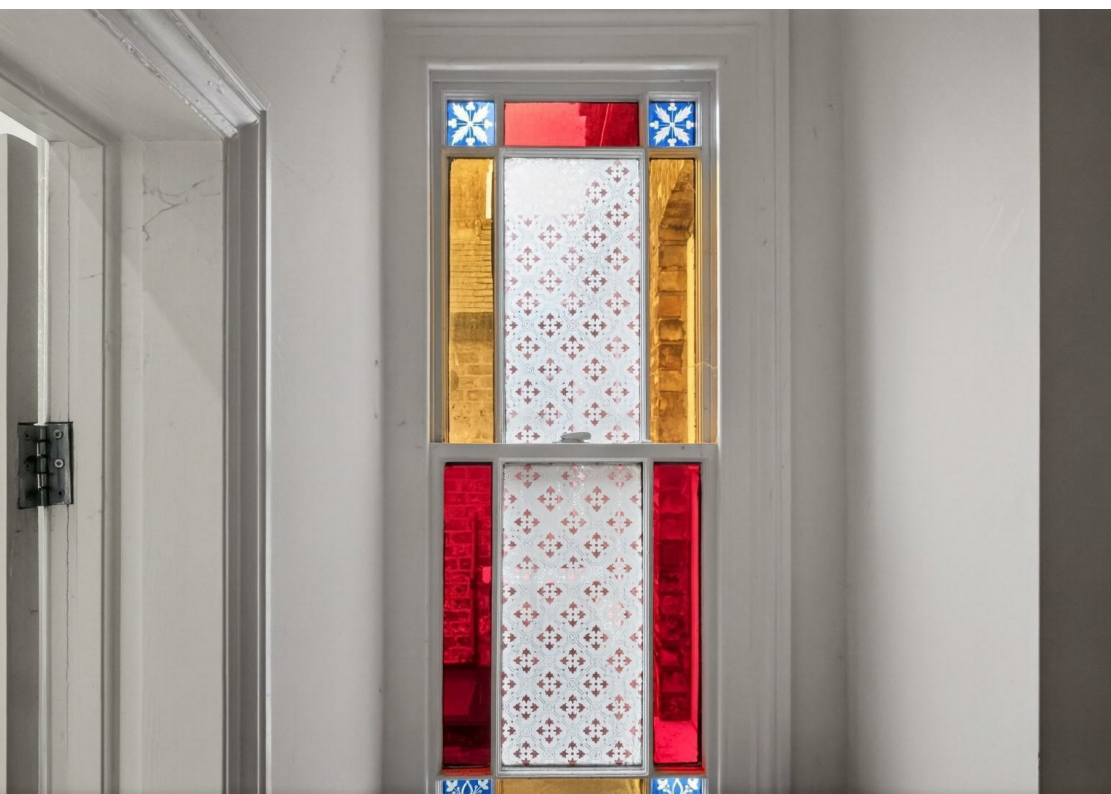
To the first floor are two bedrooms along with the family bathroom, while a loft conversion creates a generous third bedroom, ideal as a main bedroom, home office or guest room.

Outside, the property features an enclosed courtyard-style rear garden, typical of period terraces in this part of York.

Perfectly positioned for the amenities of Bishopthorpe Road, riverside walks, local schools and easy access to York's historic city centre and the railway station, this is a superb opportunity to secure a character home in a prime location — sold with no onward chain.

\*\*\* Certain photographs used in this listing are from a previous marketing campaign and may not reflect the property's current condition.







Total floor area 101.1 sq.m. (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

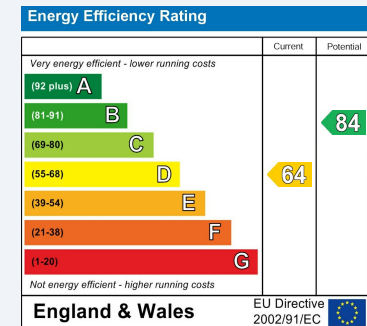
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.