



HUDSON
MOODY

56 Nunmill Street, York YO23 1NU

The spacious period terrace with bay window and forecourt has been tastefully updated yet retains many of its original features. The property comprises two reception rooms and kitchen to the ground floor, whilst on the first floor are two double bedrooms and the house bathroom.

Nunmill Street is situated in a convenient location close to an excellent range of shops on Bishopthorpe Road and lies within easy reach of York city centre, the railway station and pleasant riverside walks.

- Impressive Victorian Terraced House
- Living Room with Period Feature Fireplace
- Dining Room with Glazed Door to Courtyard
- Modern Fitted Kitchen with Appliances
- Two Double Bedrooms
- First Floor House Bathroom
- Planted Forecourt and Generous Rear Courtyard
- Excellent Location Near Bishopthorpe Road
- Modernised Yet Retains Period Features
- Good Access to City Centre and Railway Station

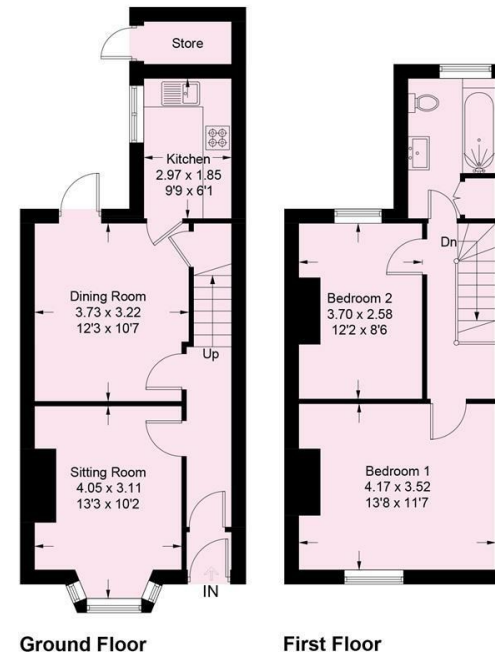
Offers In Excess Of £350,000

Tenure: Freehold

Council Tax Band: C

Nunmill Street, York, YO23

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft
 External Store = 1.8 sq m / 19 sq ft
 Total = 74.8 sq m / 805 sq ft



Ground Floor

First Floor

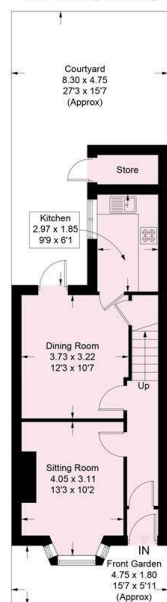
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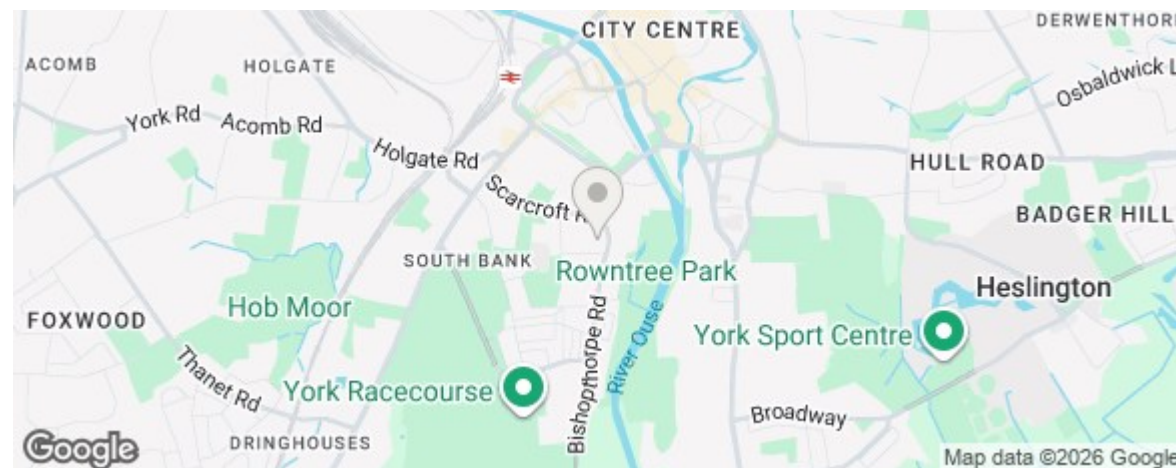


Ground Floor

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

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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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