

10 Nunthorpe Road
York, YO23 1BG
Guide Price £475,000

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An extended three bedroomed period mid-terraced house moments from Bishopthorpe Road shopping parade and close to sought after schools and amenities as well as York's historic city centre, railway station and Rowntree park. Updated to a very high standard throughout and retaining some period features, the property comprises; entrance vestibule, entrance hallway, lounge with bay window, dining room, extended kitchen, utility/wc, first floor galleried landing, three first floor bedrooms and three piece shower room. To the outside is a traditional front forecourt, shared side alleyway giving additional access to a rear walled courtyard garden with raised composite decked area and timber storage sheds. An accompanied viewing of this impressive property is strongly recommended

Entrance Vestibule

Entrance Hallway

Living Room

13'2" x 11'7" (4.02m x 3.55m)

Dining Room

12'7" x 12'1" (3.86m x 3.70m)

Kitchen

14'10" x 14'3" (4.54m x 4.36m)

Rear Lobby

Utility Room/WC

Bedroom 1

12'9" x 12'4" (3.90m x 3.76m)

Bedroom 2

12'0" x 11'7" (3.66m x 3.54m)

Bedroom 3

12'0" x 7'4" (3.66m x 2.24m)

Bathroom

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal





requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



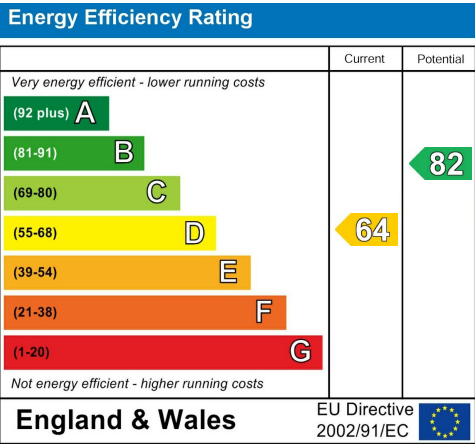
FLOOR PLAN



LOCATION



EPC



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