Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

28 Nunmill Street

York, YO23 1NU

Offers Over £390,000

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An extended two double bedroom period terrace house updated and adapted to a high quality throughout with side return and two separate shower rooms. Located moments from Bishopthorpe shopping parade and with easy access into York city centre and to the railway station, this exceptional home is not to be missed. Retaining plenty of period features, the bright and airy living accommodation comprises: entrance vestibule, entrance hallway, lounge with bay window, dining/sitting room, kitchen with uPVC French doors to courtyard, three piece shower room/utility, first floor landing, two first bedrooms, one with a tiled ensuite. To the outside is a traditional front forecourt whilst to the rear there is a landscaped courtyard with gate to service alleyway.
An accompanied viewing is strongly recommended.

Entrance Vestibule
Composite entrance door, oak flooring, glazed panelled door to

Entrance Hallway
Double panelled radiator, oak flooring, coving carpeted stairs to first floor, power points

Lounge
11'6 x 10'7 (3.51m x 3.23m)
uPVC bay window to front, period fire with surround, column radiator, carpeted floors, power points, television points, ceiling rose and coving

Sitting/Dining Room
14' x 10'11 (4.27m x 3.33m)
Log burner with surround, oak flooring, understairs cupboard, power points, coving

Kitchen
13'2 x 12'9 (4.01m x 3.89m)
uPVC French doors to courtyard, fitted wall and base units with countertop, sink and draining board with mixer tap, tiled flooring, double panelled radiators, built in oven and hob, space and plumbing for appliances, recessed spotlights, two Velux windows, power points

Utility/Shower Room
Opaque window to side, walk in shower cubicle, low level w.c., wash handbasin, LVT flooring, space and plumbing for appliances, recessed spotlights, extractor fan, towel radiator

First Floor Landing
Carpeted floors, panelled door to

Bedroom 1
14' x 10 (4.27m x 3.05m)
Two uPVC windows to front, period fire with surround, double panelled radiator, carpets, power points, loft access

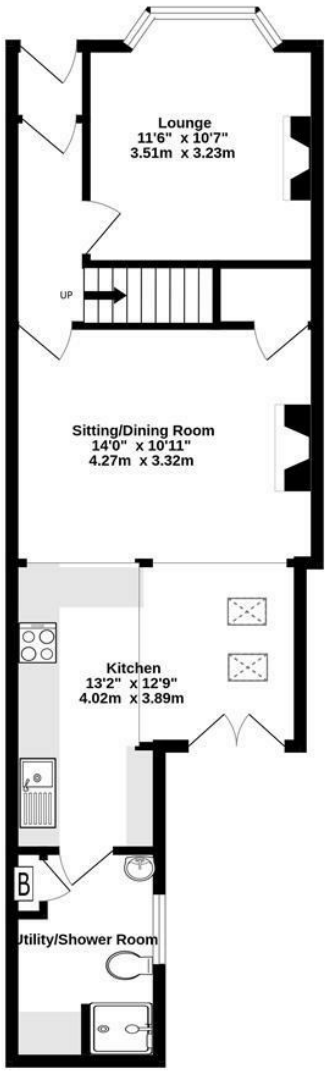
En-suite Shower Room
Walk in tiled shower cubicle, low level w.c, towel radiator, tiled flooring, recessed spotlights, towel radiator

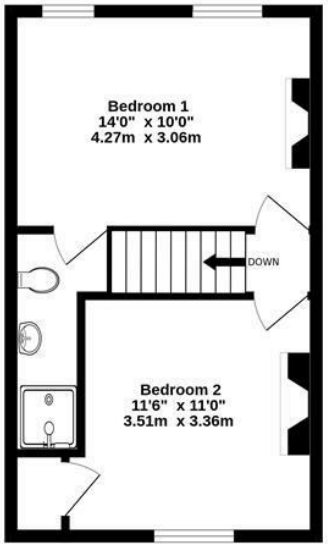
Bedroom 2
11'6 x 11 (3.51m x 3.35m)
uPVC window to rear, period fire with surround, double panelled radiator, carpets, power points, storage cupboards

To the outside
Traditional front forecourt with railings and gate, rear walled courtyard with raised flower borders, stone paving, outside tap and gate to service alley

Agents note
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





TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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.
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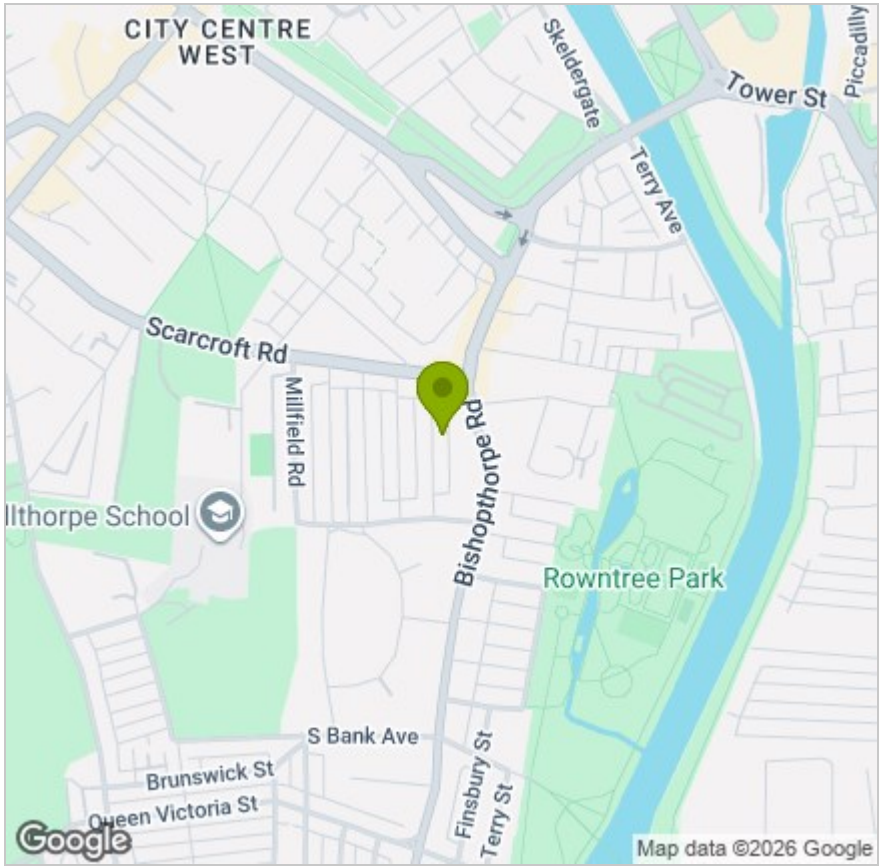
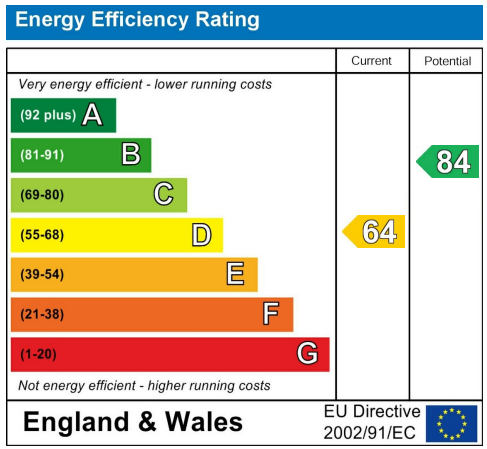
LOCATION



EPC



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