

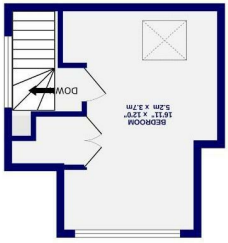
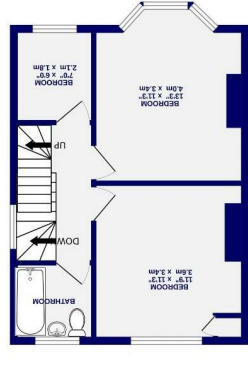
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Nunthorpe Crescent South Bank, York YO23 1DU

Freehold
Council Tax Band - C

- Extended Semi Detached Home
- Four Bedrooms
- Sought After Residential Area
- Driveway & Garage
- Ideal Family Home
- Close To Local Amenities
- Bathroom & Ground Floor W.C
- EPC TBC

Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that purchasers should obtain their own measurements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



TOTAL FLOOR AREA: 1259 sq. ft. (117.0 sq.m.) approx.



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£575,000



Located in the popular South Bank area, just off the ever-acclaimed Bishopthorpe Road, this well-presented and extended four-bedroom semi-detached home offers generous living space and excellent potential. Ready to move into, the property also presents scope for further extension, subject to the necessary permissions, making it an ideal long-term family home within walking distance of York city centre, the train station and a wide range of local amenities.

Internally, the property opens into an entrance hall leading through to an impressive open-plan kitchen, living and dining space, spanning the full depth of the home. With windows across multiple aspects, this is a bright and versatile area that can easily be adapted to suit a range of living arrangements, with potential for further extension to the rear if desired. The ground floor is completed by a convenient WC and a substantial double garage.

To the first floor are three bedrooms, two of which are comfortable doubles, along with a three-piece family bathroom. Stairs lead up to the second floor, where the principal bedroom is located, benefiting from a large dormer that enhances both space and natural light, along with a deep storage cupboard that could be converted into an en suite, subject to the necessary permissions.

Externally, the property sits on a generous plot, with ample driveway parking to the front and a spacious rear garden, predominantly laid to lawn and complemented by established flower beds, mature trees and hedge boundaries for privacy. A raised decking area provides an ideal space for outdoor seating, with a garden shed positioned at the far end.

A home of this size and in such a sought-after location is sure to attract strong interest, and early viewing is highly recommended.

