



**HUDSON  
MOODY**

**56 Nunmill Street, York YO23 1NU**

## 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



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

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: C**

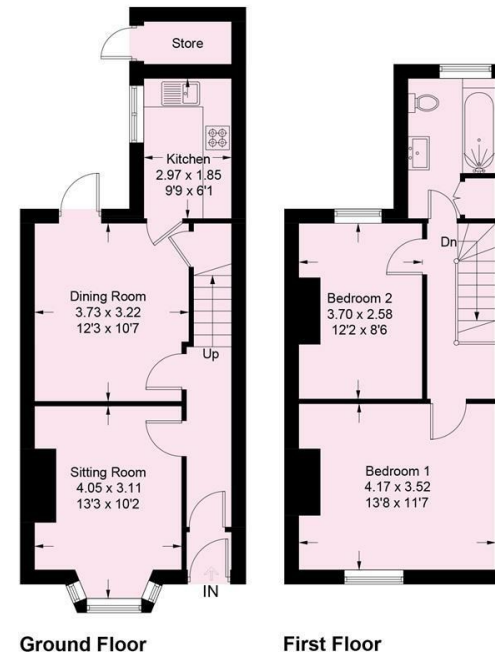
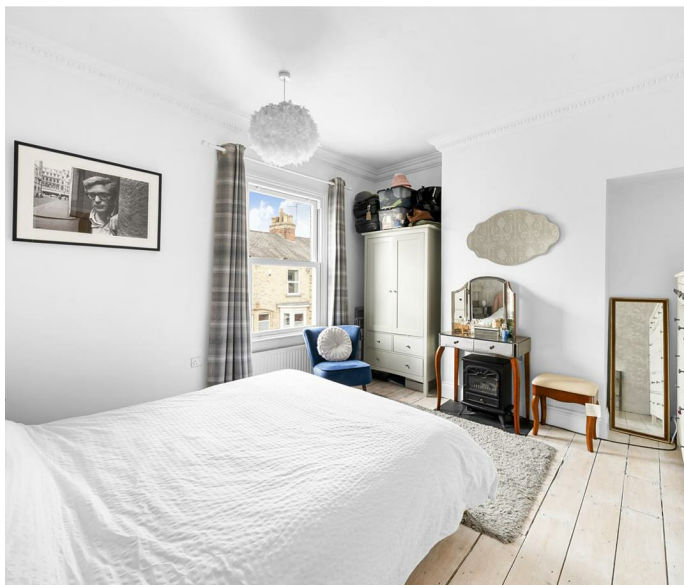


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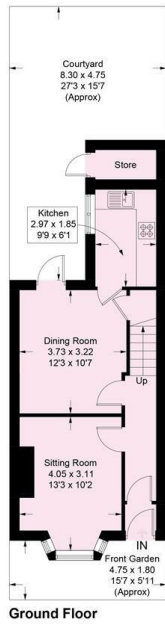
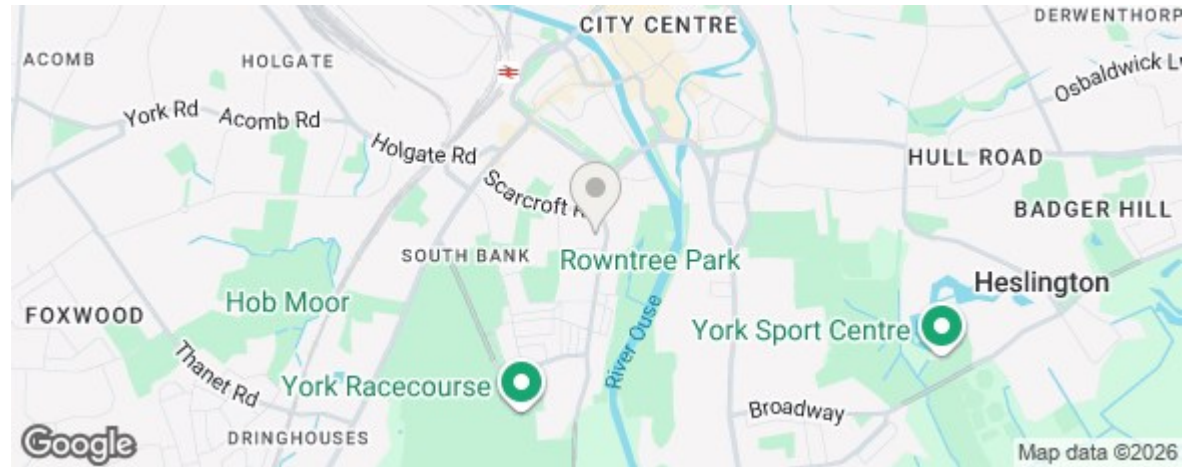


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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