



28 Nunmill Street  
York, YO23 1NU  
Offers Over £400,000

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**

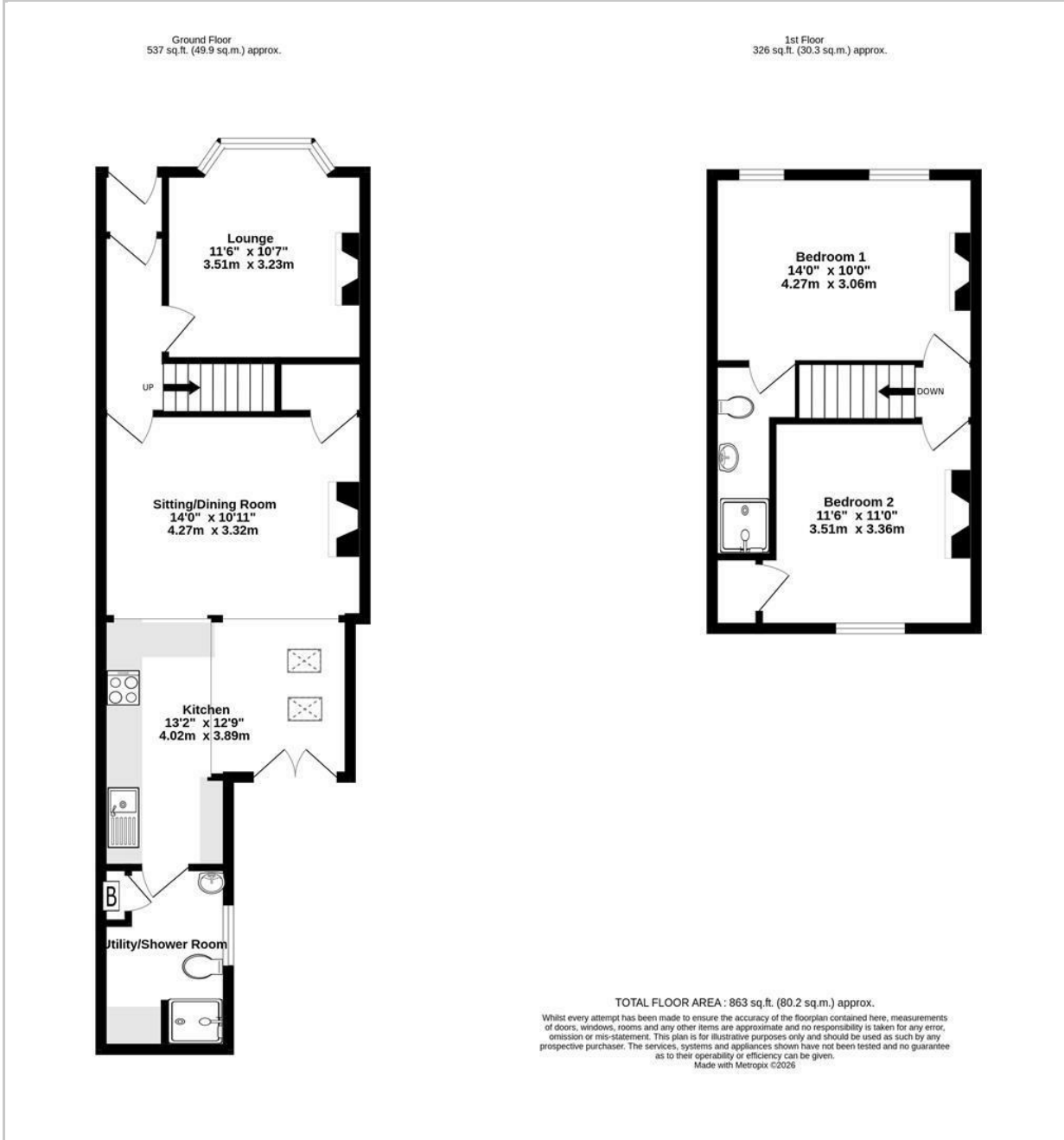
Traditional front forecourt with railings and gate, rear walled courtyard with raised flower borders, stone paving, outside tap and gate to service alley

### **Agents note**

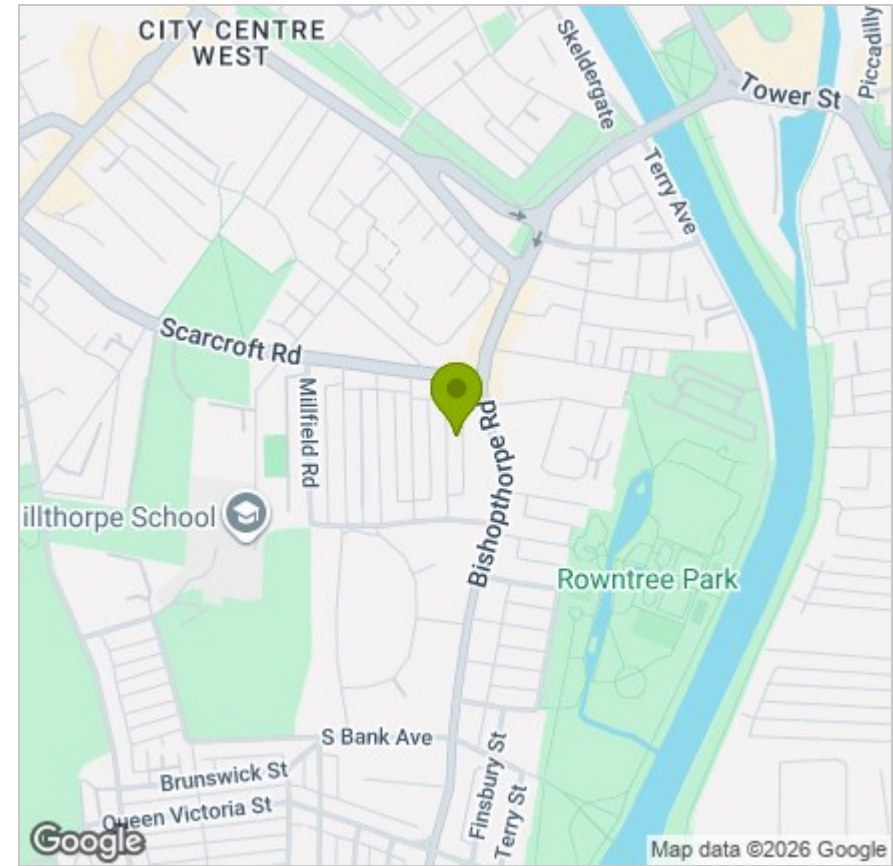
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# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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