



## 55 Nunthorpe Road , York, YO23 1BP

Located in the sought after residential area off Scarcroft Road and near the local amenities of the renowned Bishopthorpe Road, is this wonderful period town house which retains many original features. A much-loved home within walking distance of varied local amenities, desirable primary & secondary schools and picturesque walks along the River Ouse and Rowntree Park.

**£395,000**



# 55 Nunthorpe Road

, York, YO23 1BP



- Period Property
- Two Reception Rooms
- No Onward Chain
- Just off 'Bishy Road'
- Original Features Throughout
- Two Double Bedrooms
- South-Facing Courtyard

## Offer Procedure

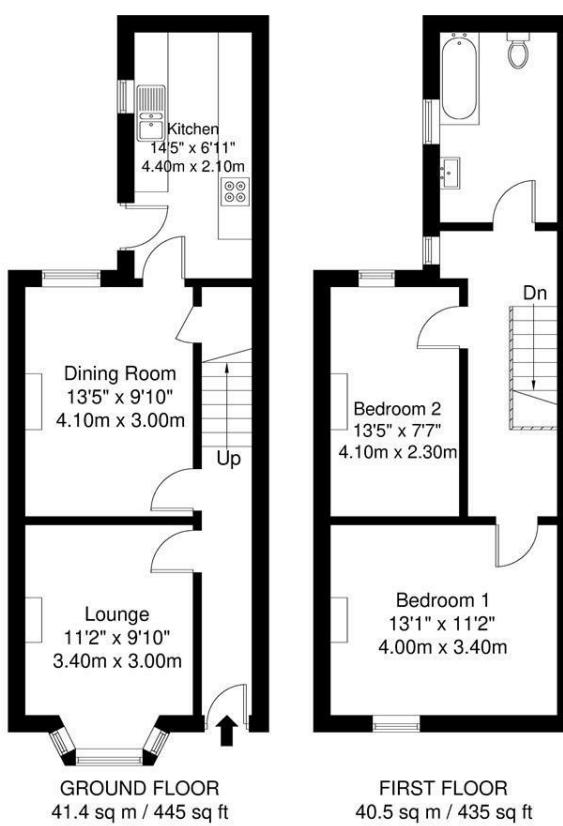


## Directions



## Floor Plan

55 Nunthorpe Road



APPROXIMATE GROSS INTERNAL AREA = 81.9 sq m / 881 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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