



30, Nunmill Street, York, YO23 1NU

Guide price £335,000



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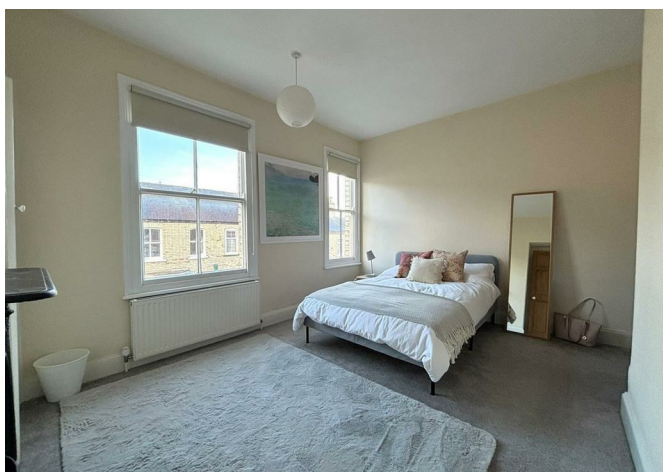


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PRIME

RESIDENTIAL



30 Nunmill Street

Elegant Victorian townhouse providing generous and well-presented accommodation, ideally located with easy access to the railway station and York city centre.

A delightful two-bedroom townhouse in one of York's most admired residential locations, offering characterful and well-balanced accommodation just moments from the amenities of 'Bishy Road' and Scarcroft/Rowntree Park.

Accommodation comprises

Entrance hall, sitting room, dining room/family room, kitchen, shower room, 2 double bedrooms
 Courtyard garden
 Planning consent for 2 storey rear extension.

DESCRIPTION

An elegant period townhouse in one of York's most sought-after residential locations, offering beautifully balanced accommodation together with the advantage of approved planning consent for a two-storey rear extension.

Occupying a highly desirable position within the heart of the Bishophill conservation area, 30 Nunmill Street is a charming two-bedroom townhouse combining character, and modern convenience in equal measure.

The property has been thoughtfully maintained and provides comfortable, well-proportioned accommodation ideally suited to modern city living. Light-filled interiors, attractive period character and a delightful courtyard garden create a home that can be enjoyed immediately, whilst also offering the opportunity for future development if required.

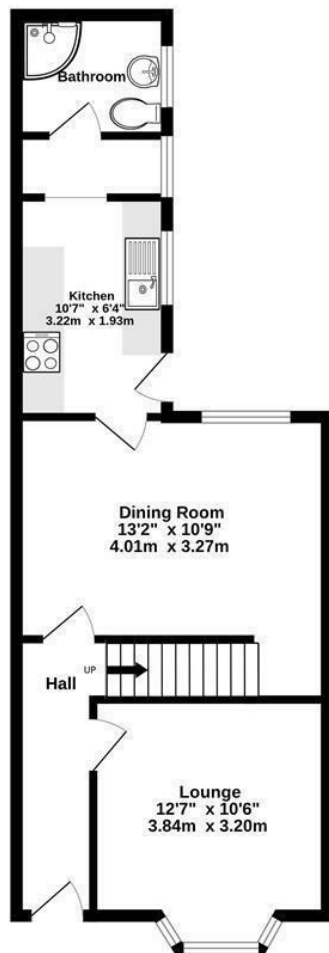
Nunmill Street is regarded as one of the most attractive residential addresses within this established and highly sought-after quarter of York. The property lies just moments from the award-winning amenities of Bishophthorpe Road, renowned for its exceptional collection of independent cafés, restaurants, artisan food retailers and boutiques. York's historic city centre, railway station, riverside walks and racecourse are all within comfortable walking distance.

- **Two-bedroom period townhouse in sought-after Bishy Road area**
- **Beautifully presented with character throughout**
- **Bright and spacious sitting room with feature bay window**
- **Contemporary kitchen opening to courtyard**
- **Two good-sized bedrooms and stylish shower room**
- **Private enclosed rear courtyard garden**
- **Approved planning consent for two-storey extension**
- **Walking distance to city centre, York railway station and Bishy Road amenities**

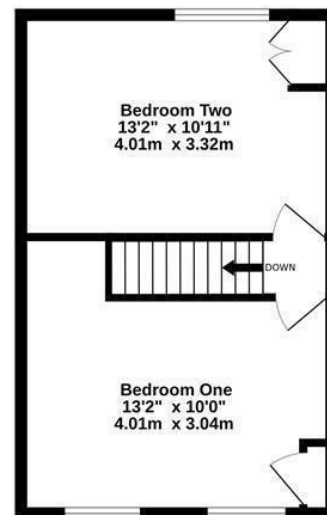
Freehold



Ground Floor
500 sq.ft. (46.5 sq.m.) approx.



1st Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG

T. 01904 202820 | E. info@prime-resi.com

WWW.PRIME-RESI.COM