

34 Nunmill Street

York, YO23 1NU

Offers Around £280,000

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NO ONWARD CHAIN - BRAND NEW COMBI BOILER - A CHARMING PERIOD TERRACE IN ONE OF YORK'S MOST SOUGHT AFTER RESIDENTIAL AREAS. We as Agents are delighted to offer for sale this delightful two double bedroom period mid terrace town house, just off Scarcroft Road and very close to Bishopthorpe Road, Rowntree Park and the railway station as well as a short distance into York city centre with its many attractions and amenities. This well cared for property is ready to move into with updated gas combination boiler, fresh carpets and UPVC double glazing throughout. The bright and spacious living accommodation comprises entrance hallway, lounge with bay window, 14’ dining room, good size kitchen, three piece bathroom, first floor landing and two double bedrooms. To the outside is a traditional front forecourt whilst to the rear is a walled courtyard with a useful lean-to. An accompanied viewing is highly recommended!

Please note: The photos on this listing are AI-generated images. They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

Entrance Hallway
Entrance door, stairs to first floor, carpet.

Lounge
uPVC bay window to front, coving, open fireplace, single panelled radiator, power points, carpet.

Dining Room
uPVC window to rear, open fire, under stairs cupboard, single panelled radiator, power points, carpet.



















Kitchen
uPVC window to side, fitted wall and base units, stainless steel counter tops with double sink and mixer tap, built in gas hob and electric oven, power points, brand new wall mounted gas combination boiler.

Lean To
uPVC doors and windows to rear, vinyl flooring, power and plumbing.

Bathroom
Opaque uPVC window to side, panelled bath with mixer shower head over, pedestal wash hand basin, low level WC, double panelled radiator, vinyl flooring.

First Floor Landing
Doors to;

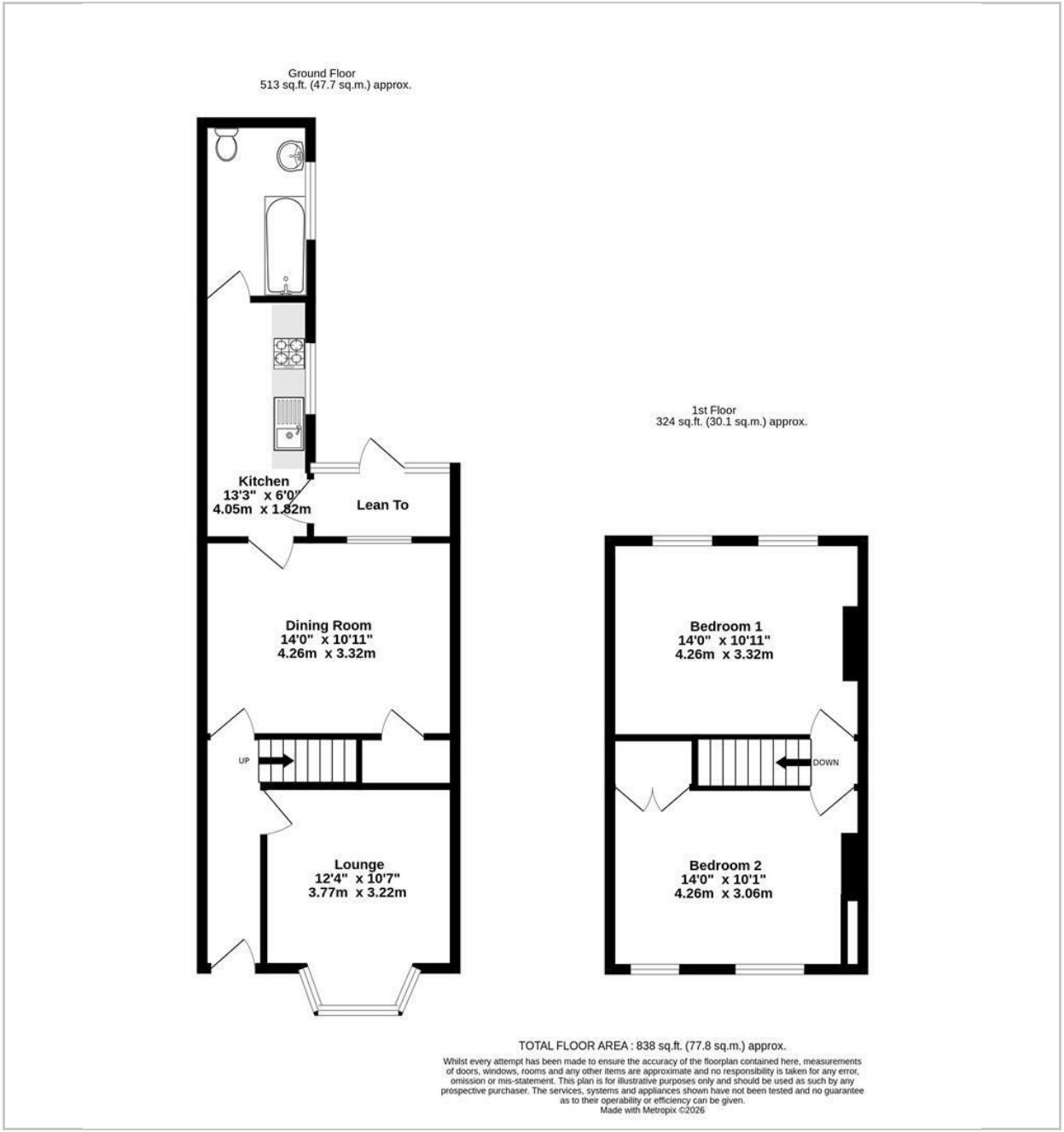
Bedroom 1
Two uPVC windows to rear, double panelled radiator, power points, carpet. Drop down ladder allowing access to boarded loft space.

Bedroom 2
Two uPVC windows to front, storage cupboard, wardrobes, single panelled radiator, power points, carpet.

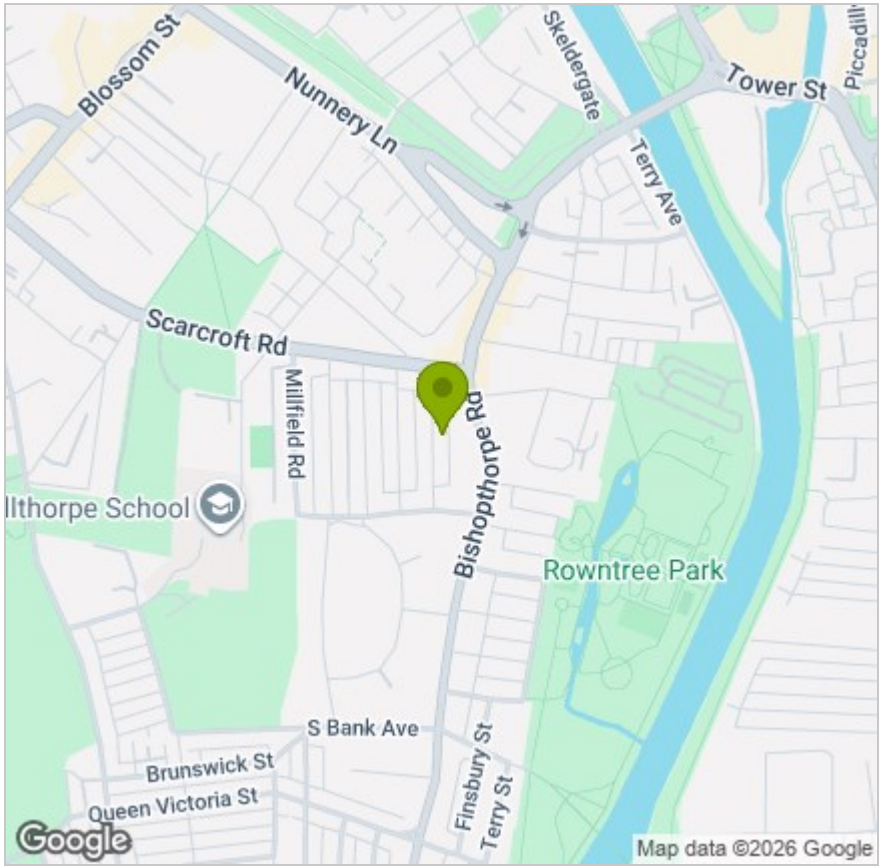
Outside
Traditional front forecourt. Rear walled courtyard with gate to service alleyway.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

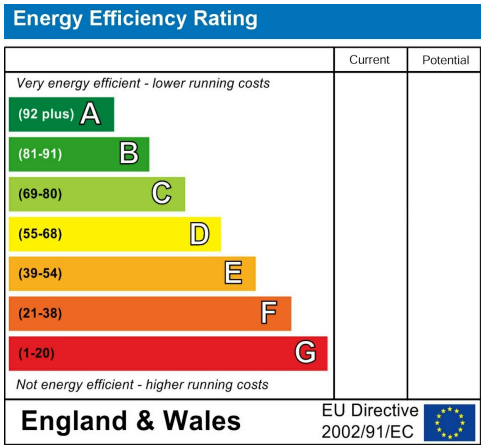
FLOOR PLAN



LOCATION



EPC



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