



50 Nunmill Street

York, YO23 1NU

Guide Price £500,000





## NO ONWARD CHAIN

A highly impressive three double bedroom fore courted period terrace with a fantastic open-plan extension, set on this popular residential street just off Bishopthorpe Road, moments away from Rowntree Park, sought-after schools and only a short distance to the railway station and into York's historic city centre.

Retaining plenty of charm, and having the benefit of updated glazing and heating, the bright and airy accommodation comprises; entrance vestibule, entrance hall, lounge with bay window, large open plan dining kitchen, dining room with French doors, fitted kitchen with appliances, rear utility, WC/Cloaks, first floor landing, two first floor double bedrooms, quality four piece house bathroom, second floor landing and second floor double bedroom.

To the rear is a delightful walled courtyard with attached brick store and gate to service alleyway. Churchills Estate Agents strongly recommend an internal viewing.

### Entrance Vestibule

Entrance door, oak flooring, glazed panel door to entrance hallway, oak flooring, radiator, carpeted stairs to first floor

### Lounge

11'2" x 10'7" plus bay (3.40m x 3.23m plus bay)

uPVC sash bay window to front, coving, picture rail, single panelled radiator, carpet, television point, power points

### Dining area

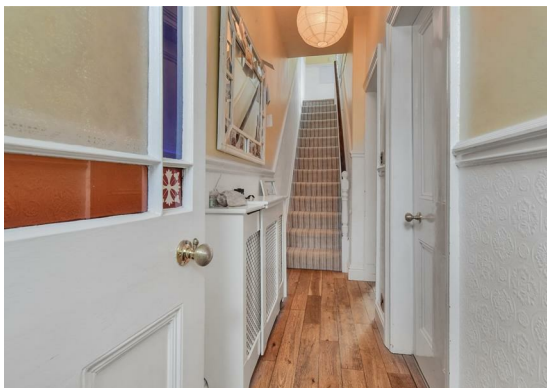
11' x 12'4" (3.35m x 3.76m)

Oak flooring, storage cupboard, radiator, power points downstairs cupboard

### Kitchen

13'7" x 13'1" (4.14m x 3.99m)

French door to courtyard, 3 Velux windows, free standing dual fuel range oven, fitted wall and base units with granite worktop, Belfast sink and draining board, built in dishwasher, stone tiling, space and plumbing for other appliances double panelled radiator, power points, recessed spotlights







### Utility

Fitted units with wooden counter top, plumbing for washing machine, Velux window, power points, tiled flooring, door to downstairs cloakroom

### Cloakroom

Low level wc, wash hand basin, uPVC window to side, tiled flooring, spotlights, extractor fan

### First floor

Slide sash window to side, dado rail, double panelled radiator, stairs to second floor

### Bedroom 1

14' x 11'1" (4.27m x 3.38m)

uPVC double glazed slide sash window to front, double panelled radiator, storage cupboard, carpet, power points

### Bedroom 3

12'2" x 9'2" (3.71m x 2.79m)

uPVC window to rear, double panelled radiator, carpets power points, fitted wardrobes

### House bathroom

Roll top bath, walk in shower cubicle, low level wc, wash handbasin, opaque uPVC window to side, column radiator, part tiled walls, extractor fan, tiled flooring

### Second Floor Landing

uPVC window to rear, carpets, power points, door to

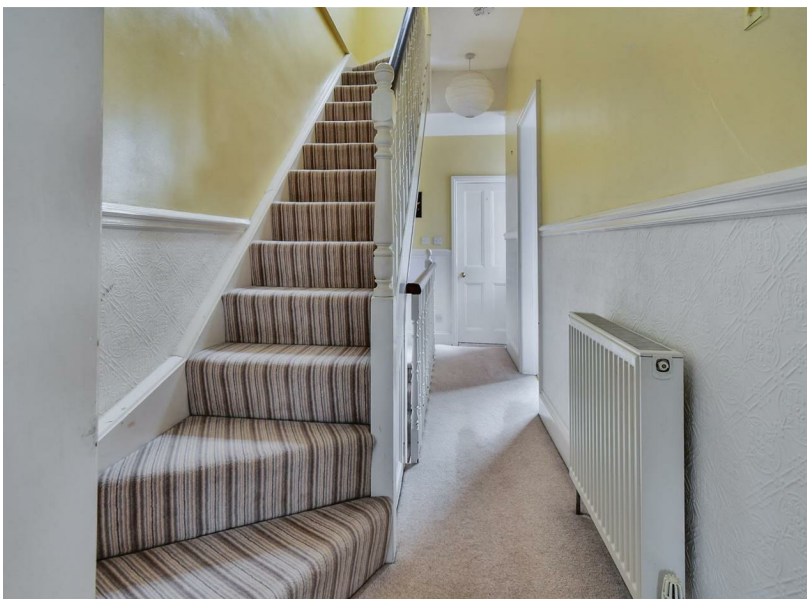
### Bedroom 2

17'9" x 12'8" (5.41m x 3.86m)

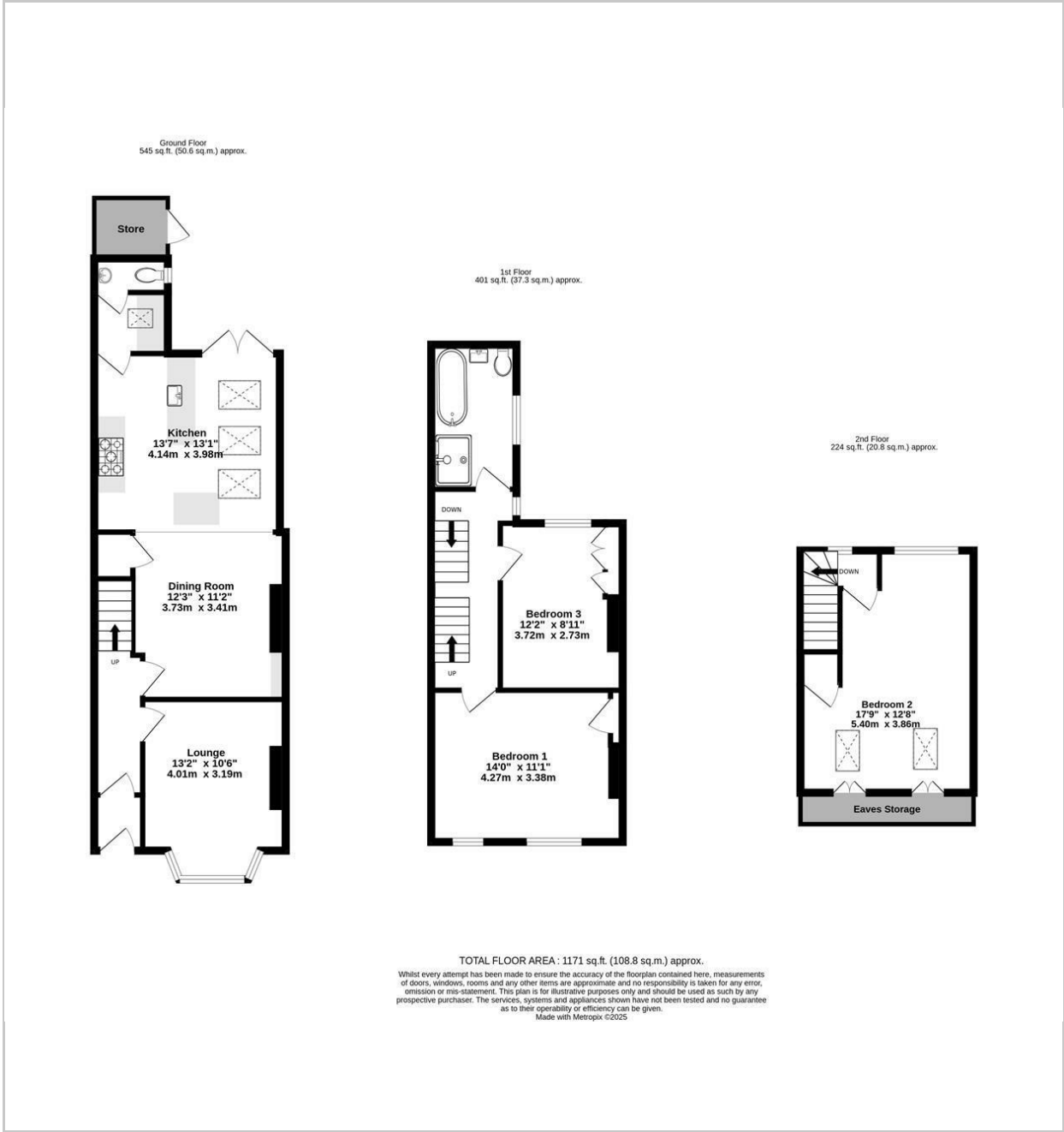
2 Velux windows to front, uPVC window to rear, under eaves storage, double panelled radiator, carpet, power points, storage cupboard, recessed spotlights

### Externally

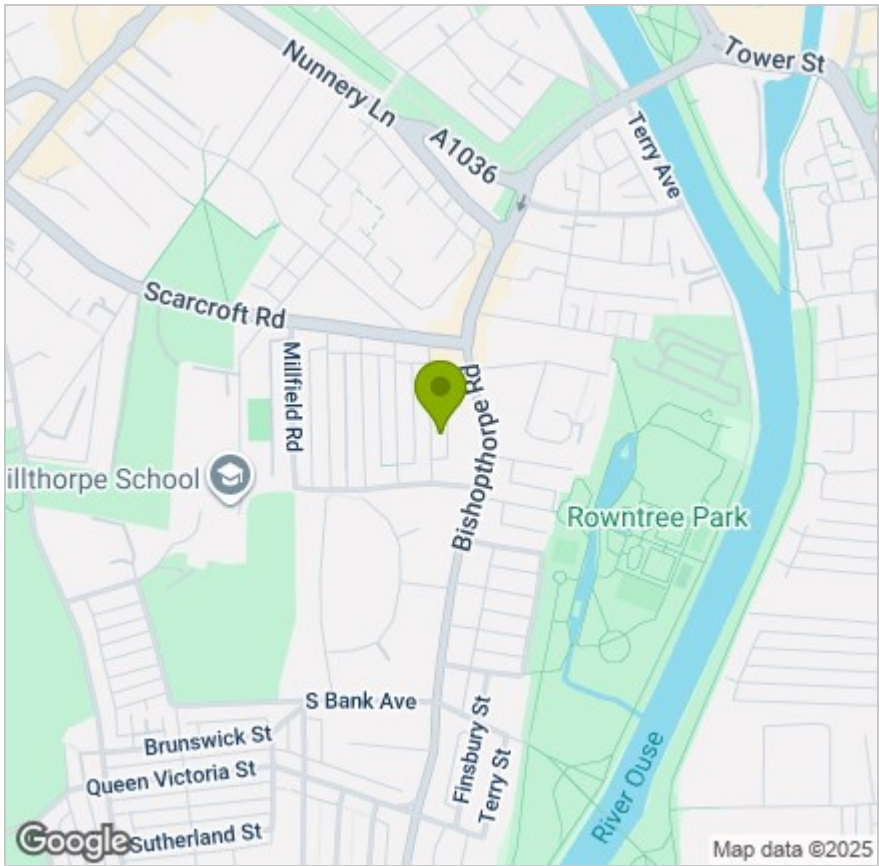
Traditional style front forecourt. Rear walled courtyard with brick store, paved areas, gate to service alleyway



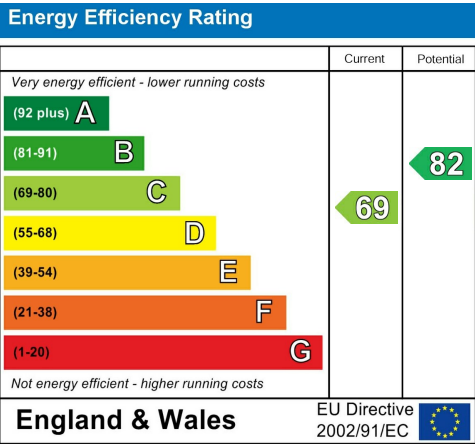
FLOOR PLAN



LOCATION



EPC



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