



45a Dale Street  
York, YO23 1AE  
£399,500

A superb three bedroom period end terrace on this popular and convenient residential street off Nunnery Lane and close to Bishopthorpe Road, popular schools and amenities. Arranged over three floors and benefitting from a fabulous open plan dining kitchen, this quality house is sure to appeal to a range of buyers looking for a turnkey purchase.

Internally it comprises: lounge, separate study area, three piece shower room, impressive dining kitchen with island and bi-fold doors, first floor landing, two first floor bedrooms, three piece shower room, second floor landing and third bedroom. To the outside is a front forecourt whilst to the rear there is a paved courtyard with brick boundary wall and side gate for access.

Please call Churchills Estate Agents today!

### Lounge

10'10 x 10' (3.30m x 3.05m)

Composite entrance door, slide sash window to front, column radiator, television points, power points LVT flooring, oak door to:

### Study

LVT flooring, power points, column radiator

### Shower Room

8'11 x 3'6 (2.72m x 1.07m)

Walk in tiled shower enclosure, low level w.c, wash hand basin, double panelled radiator, recessed spotlights, extractor fan

### Kitchen/Dining Room

31'3 x 10' (9.53m x 3.05m)

Dining area: column radiator, LVT flooring, stairs to first floor

Kitchen: fitted wall and base units with Silestone quartz top, one and a half sink and draining board with mixer tap over, built in appliances including: electric oven, hob, microwave, fridge/freezer, slimline dishwasher, washing machine, Velux windows, recessed spotlights, bi-fold doors to courtyard, radiator





### First Floor Landing

Carpeted floors, power points, double panelled radiator, stairs to second floor

### Bedroom 1

10' x 10 (3.05m x 3.05m)

Slide sash window to front, double panelled radiator, carpets, power points, spotlights

### Shower Room

Walk in tiled shower enclosure, low level w.c, wash hand basin, double panelled radiator, recessed spotlights, extractor fan

### Bedroom 2

10' x 9'2 (3.05m x 2.79m)

uPVC slide sash window to rear, double panelled radiator, carpets, power points

### Second Floor Landing

Velux window, carpet, oak door to:

### Bedroom 3

15'5 x 10 (4.70m x 3.05m)

Velux windows to front and rear, eaves storage, double panelled radiator, carpets, power points, spotlights

### To the outside

To the outside is a traditional front forecourt whilst to the rear there is a paved courtyard with brick boundary wall and side gate for access.

### 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.



Ground Floor  
422 sq.ft. (39.2 sq.m.) approx.

1st Floor  
290 sq.ft. (26.9 sq.m.) approx.

2nd Floor  
154 sq.ft. (14.3 sq.m.) approx.

The Ground Floor plan shows a rectangular layout. At the bottom is a large **Lounge** measuring 10'10" x 10'0" (3.30m x 3.06m). Above the lounge is a **Kitchen/Dining Room** measuring 31'3" x 10'0" (9.53m x 3.06m). To the left of the kitchen/dining room is a **Bathroom** measuring 6'11" x 3'2" (2.11m x 1.06m). To the right of the kitchen/dining room is another **Bathroom** measuring 5'9" x 3'11" (2.06m x 1.18m). A staircase with an 'UP' arrow is located between the two bathrooms. There are four windows indicated by dashed squares: two in the kitchen/dining room and two in the lounge area.

The 1st Floor plan shows a rectangular layout. At the top is a **Bedroom** measuring 10'0" x 9'2" (3.06m x 2.79m). Below it is a **Bathroom** measuring 5'9" x 3'11" (2.06m x 1.18m). At the bottom is another **Bedroom** measuring 10'0" x 10'0" (3.06m x 3.05m). A staircase with 'DOWN' and 'UP' arrows is located between the two bedrooms. There are two windows indicated by dashed squares, one in each bedroom.

The 2nd Floor plan shows a rectangular layout. It features a single **Bedroom 3** measuring 15'5" x 10'0" (4.69m x 3.06m). A staircase with 'DOWN' and 'UP' arrows is located on the right side of the room. There are two windows indicated by dashed squares.

TOTAL FLOOR AREA: 866 sq.ft. (80.5 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.

Made with Metropix ©2026

## A map of the York City Centre West area. A green pin is placed on Nunnery Ln. Other streets shown include Cinder St, Toft Grn, Priority St, Nunnery Ln, Scarcroft Rd, Millfield Rd, Bishopthorpe Rd, The Mount, Albemarle Rd, and Terry Ave. Landmarks include the Jorvik Viking Centre, City Cruises - Boat Tours (King's Staith), and Millthorpe School. The River Ouse is visible on the right. The map is credited to Google and has a copyright notice for 2026.

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 70      | 79        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC



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.

**Anglia House, 3a Bishopthorpe Road, York, YO23 1NA**  
**Tel: 01904 646611 Email: [info@churchillsyork.com](mailto:info@churchillsyork.com) [www.churchillsestateagents.co.uk](http://www.churchillsestateagents.co.uk)**