

45a Dale Street
York, YO23 1AE
£425,000



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 top is a Lounge measuring 10'10" x 10'0" (3.30m x 3.06m). To the right of the lounge is a Kitchen/Dining Room measuring 31'3" x 10'0" (9.53m x 3.06m). Below the kitchen/dining room is a Bathroom measuring 6'12" x 3'0" (2.71m x 1.06m). To the left of the kitchen/dining room is another Bathroom measuring 6'12" x 3'0" (2.71m x 1.06m). A staircase with an 'UP' arrow is located between the two bathrooms.

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 this bedroom is a Bathroom measuring 5'9" x 3'2" (2.06m x 1.13m). To the right of the bathroom is a staircase with 'DOWN' and 'UP' arrows. At the bottom of the floor is another Bedroom measuring 10'0" x 10'0" (3.06m x 3.05m).

The 2nd Floor plan shows a rectangular layout. It features a single Bedroom measuring 15'5" x 10'0" (4.69m x 3.06m). To the right of the bedroom is a staircase with 'DOWN' and 'UP' arrows. There are two windows on the left wall and one on the right wall.

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.

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A map of York City Centre West, showing the River Ouse flowing through the city. The map includes labels for various streets such as Cinder St, York (YRK), Toft Grn, Micklegate, Fetter Ln, Nunnery Ln, Scarcroft Rd, Millfield Rd, Bishopthorpe Rd, and Terry Ave. The Jorvik Viking Centre is marked with a purple icon. The River Ouse is shown in blue, and the city center is highlighted in yellow. The map also shows the location of Millthorpe School and the South Bank. The map data is dated 2026.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	79
England & Wales EU Directive 2002/91/EC		

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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk