






15 Nunmill Street Off Scarcroft Road  
York, YO23 1NT  
Guide Price £340,000

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A SUPERB THREE STOREY 3 BEDROOM FORECOURTED PERIOD TOWN HOUSE set in this highly sought after location close to the popular 'Bishy Road' shopping parade and within walking distance to the railway station and City Centre. The property provides bright and well presented living accommodation with the benefit of gas central heating and UPVC double glazing and comprises entrance hall, lounge with bay window and Adam style fireplace, separate dining room with French doors to rear courtyard, kitchen with fitted units incorporating built in oven & hob, ground floor study/family room, first floor landing, two bedrooms (one double, one single) first floor bathroom/WC with white suite and second floor master bedroom with en suite shower room/WC. To the outside is a walled rear courtyard. An internal viewing is highly recommended.

### Entrance Hall

UPVC glazed entrance door, ceiling cornicing, dado rail, stairs to first floor, half panelled walls. Stripped oak flooring.

### Lounge

13' x 10'6" (3.96m x 3.20m)

UPVC double glazed bay window to front, ceiling cornicing, ceiling rose, Adams style fireplace with marble insert & heath housing living flame gas fire, double panelled radiator, TV point, power points. Oak flooring.

### Dining Room

10' x 11' (3.05m x 3.35m)

UPVC double glazed French doors to rear courtyard, oak fire surround with marble inserts & hearth housing living flame fire, dado rail, double panelled radiator. Stripped wood flooring. Door to.

### Kitchen

10'5 x 6' (3.18m x 1.83m)

Range of modern fitted units, granite worksurfaces, built in electric oven & hob, integrated fridge & freezer, two UPVC double glazed windows to side, power points. Door to.







### **Study/Family Room**

13'4 x 7'8 (4.06m x 2.34m)

Three UPVC double glazed windows to side, two velux windows, double panelled radiator, power points. Oak flooring.

### **Landing**

Stairs to second floor. Doors leading to...

### **Bedroom 1**

14'2 x 11' (4.32m x 3.35m)

Two UPVC double glazed windows to front, ceiling cornicing, double panelled radiator, power points. Laminate wood flooring.

### **Bedroom 2**

8'3 x 7' (2.51m x 2.13m)

UPVC double glazed window to rear, single panelled radiator, power points. Carpet.

### **Bathroom**

8'3 x 6'8 (2.51m x 2.03m)

Three piece suite in white comprising panelled bath with mains operated shower, low level WC, wash hand basin, UPVC double glazed window to rear, half panelled walls. Vinyl floor covering.

### **Master Bedroom**

18'7 x 12'7 (5.66m x 3.84m)

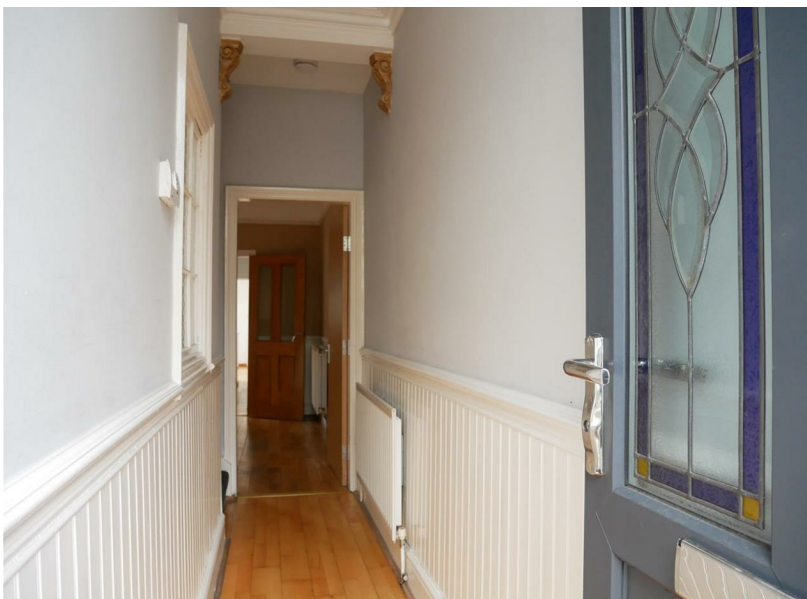
UPVC double glazed dormer window to rear, double glazed velux window, storage to eaves, double panelled radiator, power points. Carpet. Door to.

### **En Suite Shower Room/WC**

Walk in shower cubicle, wash hand basin, low level WC, UPVC double glazed window to rear. Vinyl floor covering.

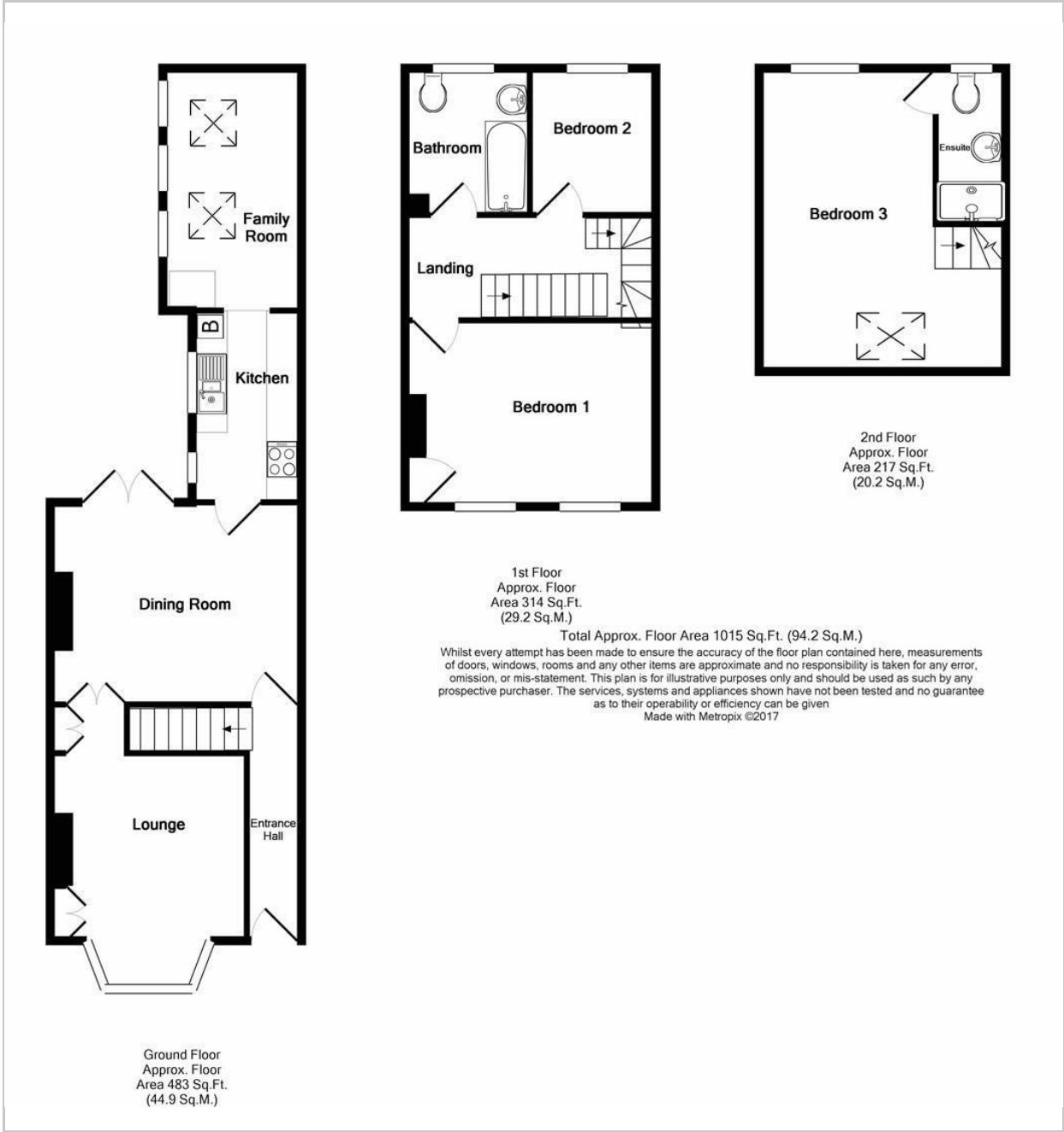
### **Outside**

Front forecourt with brick boundary wall. Rear courtyard with timber decking and block paving, brick boundary wall and gate giving access to service alley.





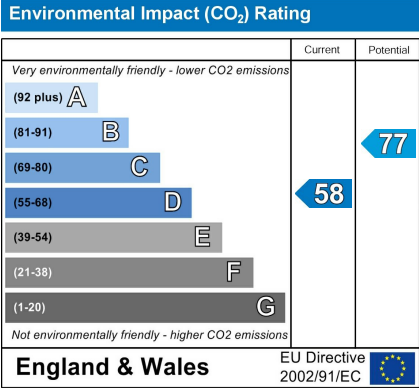
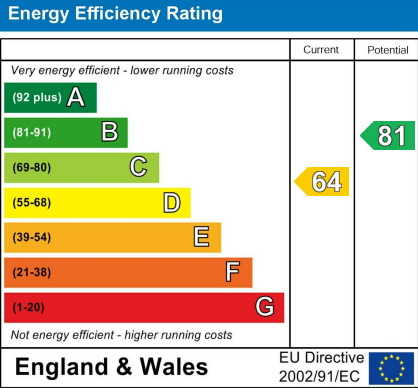
FLOOR PLAN



LOCATION



EPC



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