



36 Nunthorpe Road
York, YO23 1BG
Guide Price £365,000

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We as Agents are delighted to offer to the market this stylish 3 bedroom forecourted period terraced home with large courtyard garden located in the ever popular Nunthorpe Road, close to "Bishy Road" shopping parade with its highly regarded deli's and restaurants and only a short walk into the City centre. The property has been updated and maintained to a high standard by the current owners who have retained many original features. The property briefly comprises entrance hall, dining room with large uPVC bay window to front complemented by having full height original wooden shutters, lounge with French doors to rear garden, kitchen with fitted wall and base units and door allowing access to the rear courtyard, first floor galleried landing leading to a very large master bedroom, second double bedroom with views over the garden, a spacious four piece family bathroom including large shower cubicle and stairway to third bedroom. On the second floor is a small galleried landing leading to a good sized bedroom 3.

Externally the property boasts a larger than average pretty rear courtyard garden with a shed, well established shrubs and plenty of space for outside entertaining. A gate gives access to the road at the rear of the property. Permitted parking is available at the front and rear of the property. An early viewing of this superb property is highly recommended.

Entrance Hall

Entrance door. Carpet. Doors to;

Dining Room

11' x 14'5 (3.35m x 4.39m)

uPVC double glazed bay window to front with fitted shutters, ceiling rose, ceiling cornicing, picture rail, single panelled radiator, power points, cast iron fireplace with surround, walk-in cupboard. Carpet.





Lounge

11'10 x 14'1 (3.61m x 4.29m)

Ceiling coving, picture rail, original fitted cupboard, French doors to rear courtyard, feature stove with brick surround, single panelled radiator, power points. Carpet.

Kitchen

11'6 x 7'2 (3.51m x 2.18m)

uPVC double glazed window to side, fitted wall and base units, stainless steel sink and drainer, integrated oven, 4 ring gas hob with extractor above, plumbing for washing machine, wooden door to side.

First Floor Landing

Doors leading to;

Bedroom 1

12'4 x 15'1 (3.76m x 4.60m)

uPVC double glazed window to front, ceiling coving, picture rail, double panelled radiator, power points, original cupboard. Carpet.

Bedroom 2

14'3 x 8'4 (4.34m x 2.54m)

uPVC double glazed window to rear, single panelled radiator, power points, original cupboard. Carpet.

Bathroom

uPVC sash window to side, bath, separate shower cubicle, hand wash basin, low level WC, double panelled radiator, cupboard housing combi boiler. Tiled flooring.

Second Floor

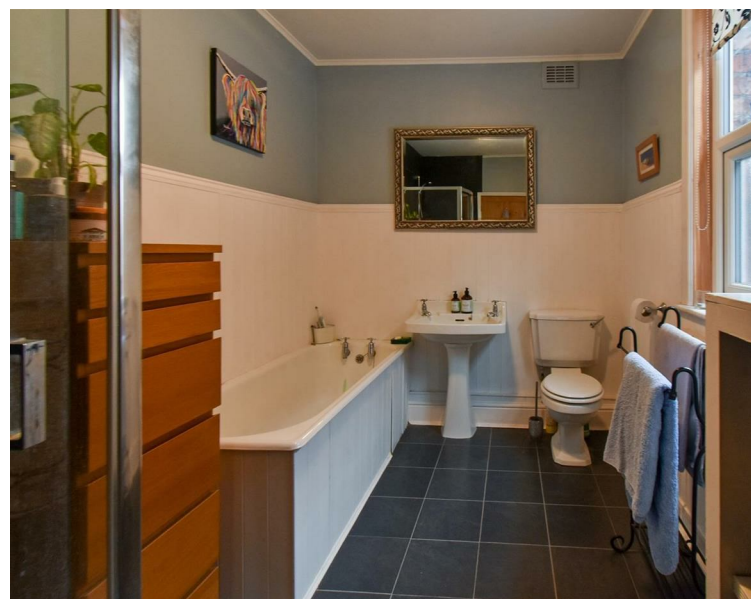
Bedroom 3

14'4 x 13'8 (4.37m x 4.17m)

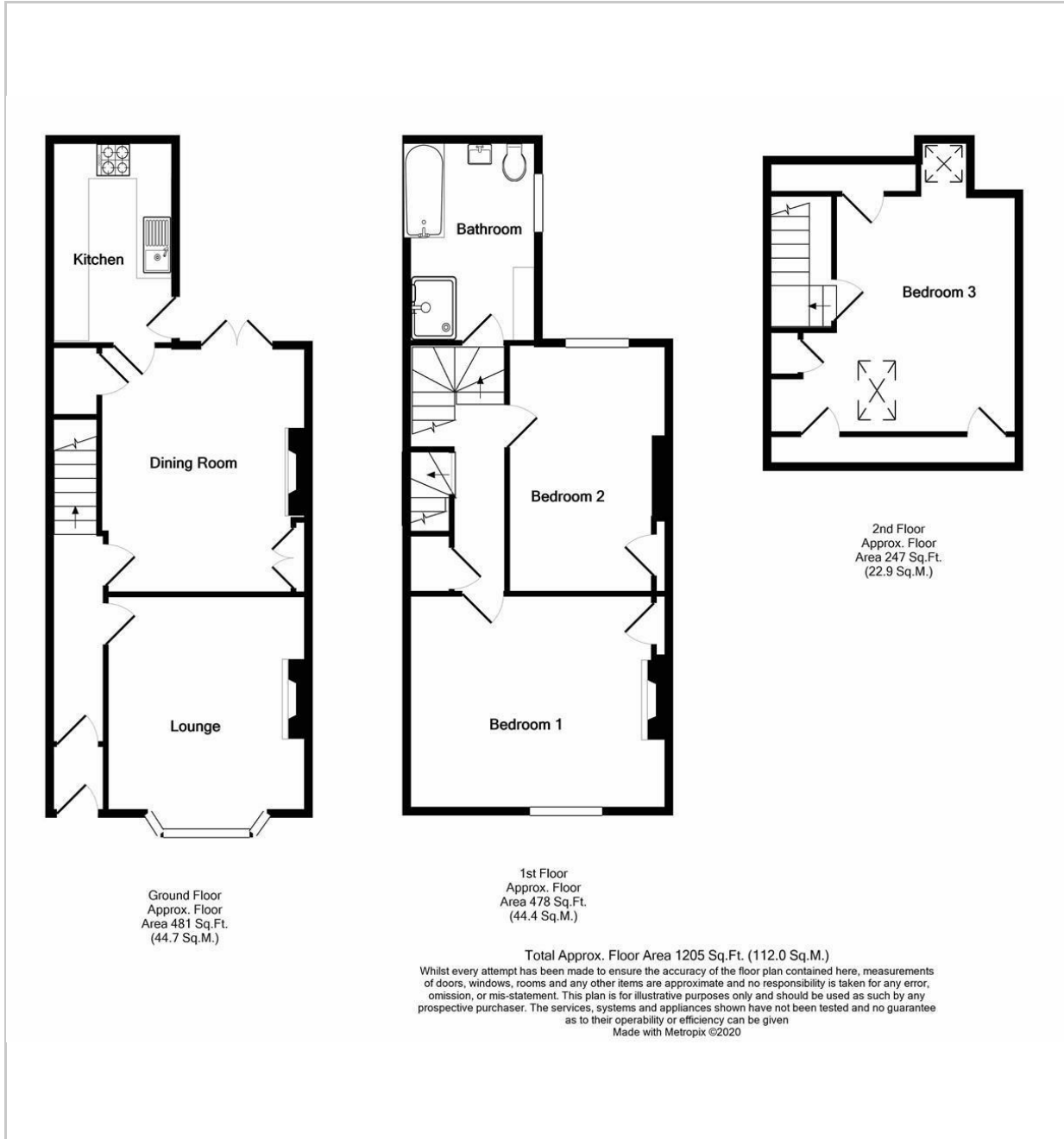
Two sash windows, exposed feature brick wall, storage cupboards to eaves, power points. Carpet.

Outside

Forecourt to front and a pretty rear courtyard with vegetable patch, various raised flower beds and gate to secure service alley.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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