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E S T A T E A G E N T S



YORK
EST. 1939



69 Nunthorpe Road , York, YO23 1BQ

Beautifully renovated four-bedroom terrace on Nunthorpe Road in South Bank, York, featuring a stunning open-plan kitchen extension and immaculate modern finish throughout, offered with no onward chain. Prime location close to Bishy Road and York city centre, combining period charm with contemporary living.

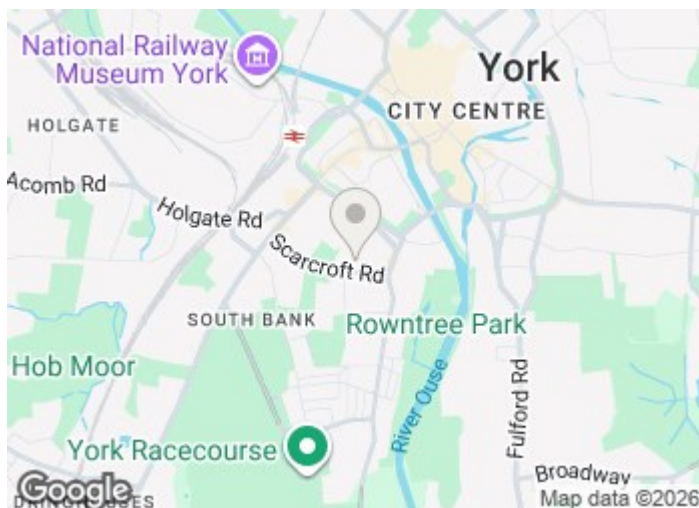
Asking Price £575,000

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, York, YO23 1BQ



- Highly sought-after Nunthorpe Road location in South Bank, York
- High-spec integrated appliances and granite worktops
- Elegant living room plus additional dining room with period features
- No onward chain
- Beautifully renovated and extended four-bedroom character terrace
- Kitchen opening onto a private sun-trap courtyard garden
- Loft converted to create a spacious fourth double bedroom
- Stunning open-plan Scandi-style kitchen with breakfast island
- Separate utility room and convenient downstairs WC
- Walking distance to Bisby Road (Bishopthorpe Road) and local amenities

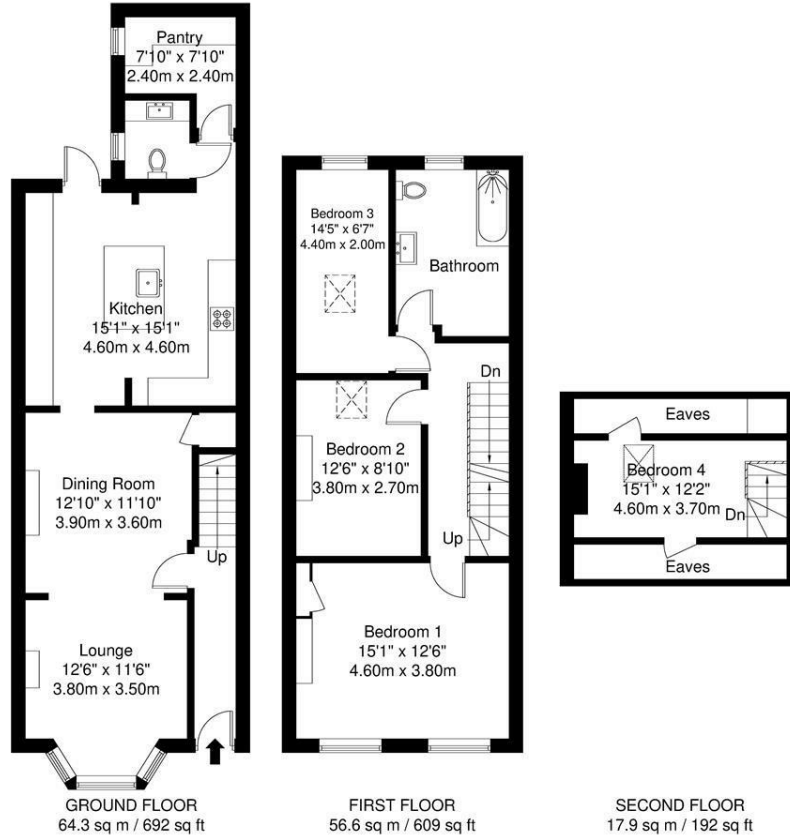


Directions



Floor Plan

69 Nunthorpe Road



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	