



## 50 Nunthorpe Road , York, YO23 1BW

A well-presented, larger than average property, arranged over three floors with enclosed courtyard garden, situated in the highly sought after location of Bishopthorpe Road. With easy access to the award-winning high street, popular school catchments and the City Centre just a short stroll away, this fine example of a period home will suit a range of purchasers.

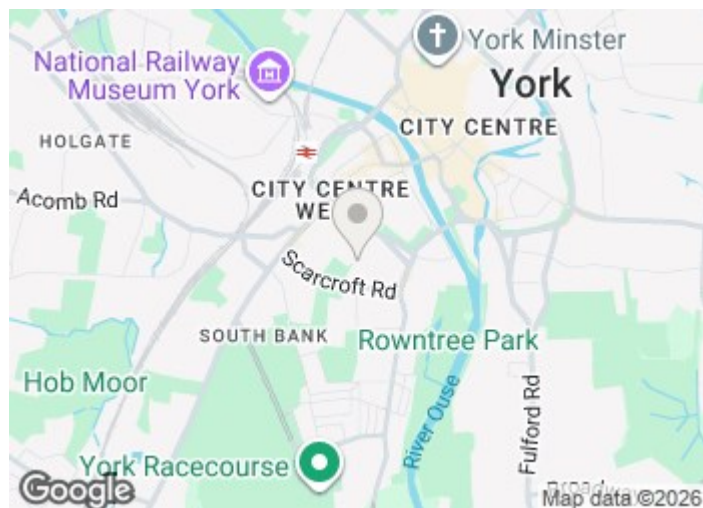
**Asking Price £425,000**

# 50 Nunthorpe Road

, York, YO23 1BW



- Spacious Fore-courted Period Home
- Three Generous Bedrooms
- Desirable Location
- Four-Piece Family Bathroom
- 24ft Reception Room
- Enclosed Rear Garden



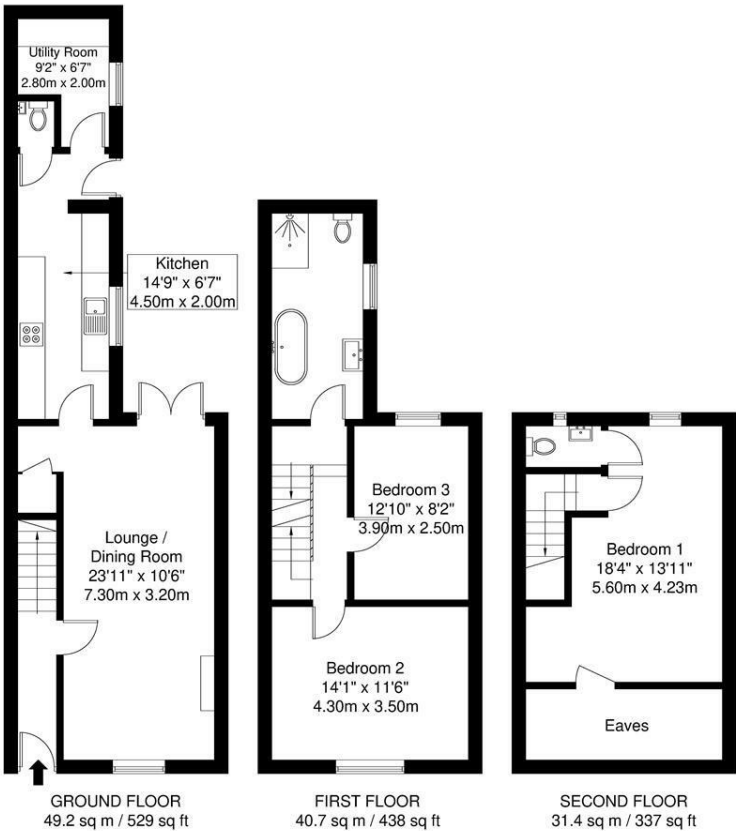
Directions





Floor Plan

50 Nunthorpe Road



**APPROXIMATE GROSS INTERNAL AREA = 121.3 sq m / 1304 sq ft**

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 firms 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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		