

# Nunthorpe Road York YO23 1BQ

**Rent:** £1,750 PCM  
**Deposit:** £2,019  
**Furnishing:** Unfurnished  
**Council Tax Band:** C



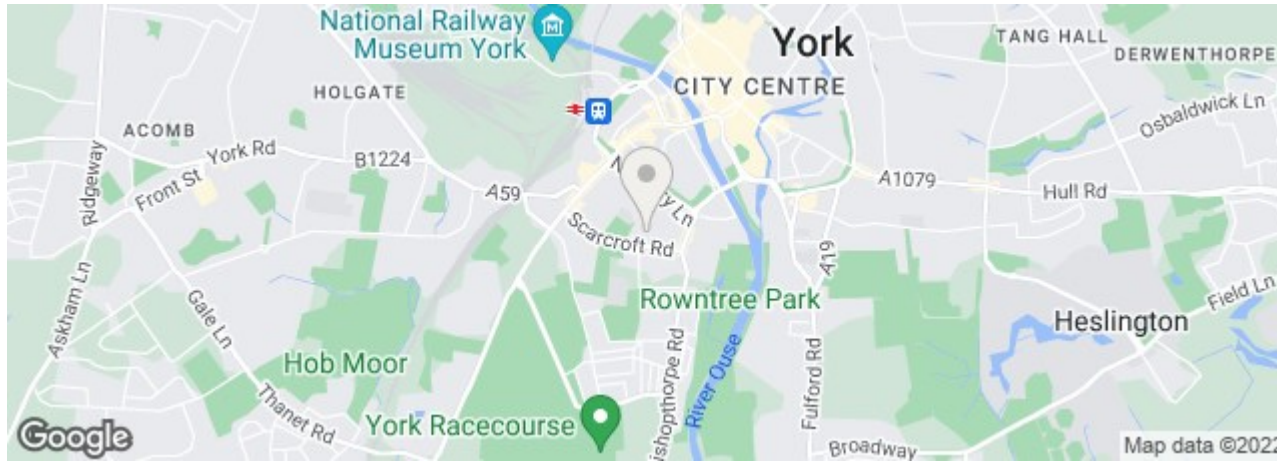
- 4 bedroom terrace house
- Spacious extended kitchen/ diner
- Yard to rear
- Excellent location



- Two bathrooms
- Two reception rooms
- Cellar
- Available immediately

**Tel: 01904 629629**

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An exceptional 4 bedroom terraced house finished to a high standard throughout. The location is highly sought after being within walking distance to York City Centre, this is a fantastic opportunity for a family looking for spacious modern living. In brief the property comprises two reception rooms, a beautifully spacious extended kitchen/ diner, cloakroom with WC, master bedroom with en-suite shower room, three further bedrooms and family bathroom.

To the rear is an enclosed yard with AstroTurf laid to floor and there is a cellar with access from the kitchen. The property is unfurnished.

No Smokers. No Pets Available immediately.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>57</b>	<b>59</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>51</b>	<b>53</b>
England & Wales	
EU Directive 2002/91/EC	

#### Entrance Hallway

Entrance door with stain glass features, Mosaic tiled floor, single panel radiator.

#### Reception Room 1

Wood effect laminate floor, double glazed bay window with shutter blinds, double panel radiator, working gas fire inset in feature fireplace.

#### Reception Room 2

Carpet laid to floor, single panel radiator, storage cupboard in recessed wall.

#### Kitchen

Wood effect laminate flooring, range of matching wall and base units, wood work tops with breakfast bar, integral fridge/ freezer, electric oven, gas hob, stainless steel extractor hood, stainless steel sink with mixer tap, x 2 velux windows, french doors leading out to rear yard, door to cellar.

#### Utility Room

Wood effect laminate floor, storage cupboard housing new boiler, washing machine under counter, single panel radiator, double glazed window with roller blind, coat pegs.