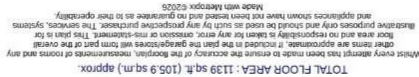


Nummill Street
Off Scarcroft Road,
YO23 1NT



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YO23 1NT

£480,000

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Located just moments from the ever popular Bishopthorpe Road, with its excellent range of independent shops, cafés and restaurants, and within easy walking distance of Rowntree Park and York city centre, this beautifully presented period mid terrace has been thoughtfully extended to create a stylish and practical home.

The property is approached through a landscaped forecourt garden which leads into a central entrance hallway. To the front of the house is an elegant living room featuring a bay window with shutters and cast iron fireplace, retaining the character and charm expected of a home of this age.

To the rear, the property opens into a superb open plan living dining kitchen, creating an excellent space for both everyday living and entertaining. The living area flows seamlessly into the extended kitchen, which is fitted with contemporary grey handleless units, complemented by light grey tiled splashbacks and generous worktop space. Velux roof windows and French doors flood the room with natural light and open directly onto the landscaped rear courtyard. Completing the ground floor is a useful utility room and a modern shower room.

The first floor offers two well proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, together with a contemporary three piece family bathroom with shower over the bath. A further staircase rises to the converted loft room with a rear dormer, providing a versatile additional room that could be used as a principal bedroom, home office or hobby space.

Outside, the rear courtyard has been attractively landscaped to create a private and low maintenance seating area, ideal for relaxing or entertaining. On street parking is available to the front.

Combining period character with contemporary styling, this is a beautifully presented home in one of York's most desirable residential locations, perfectly placed to enjoy the independent lifestyle of Bishopthorpe Road.

