



Ashtons

Nunthorpe Crescent, South Bank, York, YO23 1DU

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South Bank, York  
YO23 1DU

£575,000

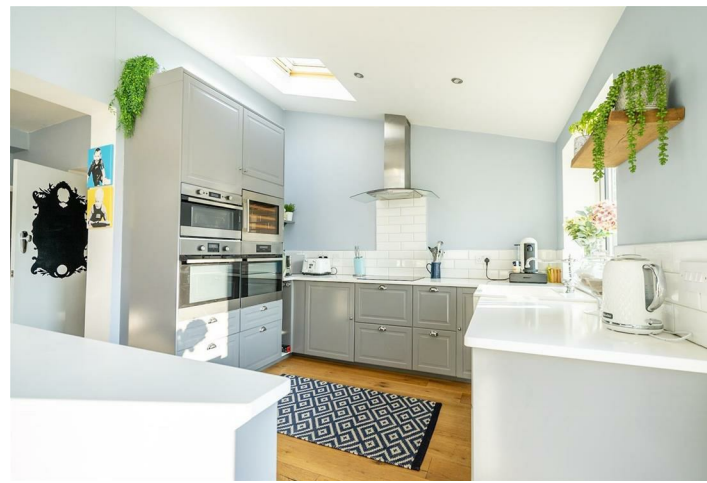


Located in the highly sought-after South Bank area, just a short stroll from the ever-popular Bishophorpe Road, this beautifully presented and thoughtfully extended three-bedroom semi-detached home sits on a generous plot and offers an ideal setting for modern family living. With excellent access to local amenities, well-regarded schools, York Racecourse, and regular bus routes into the city centre and train station, the property is perfectly placed and ready to move straight into.

The property opens into a welcoming entrance hall, leading through to a bright and spacious front living room, enhanced by a bay window that fills the space with natural light. To the rear lies the true heart of the home, an impressive open-plan kitchen, living and dining area, created via a stylish extension. Skylights and bi-fold doors draw in an abundance of light and provide a seamless connection to the garden. The kitchen itself is finished in a contemporary Shaker style, offering a range of wall and base units, integrated appliances, and a central island/breakfast bar. A useful utility room and ground floor WC complete the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a third single room, cleverly fitted with a bespoke built-in bunk bed. The property is further enhanced by two modern bathrooms, thoughtfully designed to include both a bath and separate shower, ideal for busy family life.

Externally, the home continues to impress with a superb east-facing rear garden, enjoying sunlight throughout the day thanks to its generous length. Predominantly laid to lawn, it also features a selection of outdoor seating areas, including a raised decking area directly off the house and a further seating space at the end of the garden. Mature hedging and well-stocked borders provide a good degree of privacy and a pleasant green outlook.

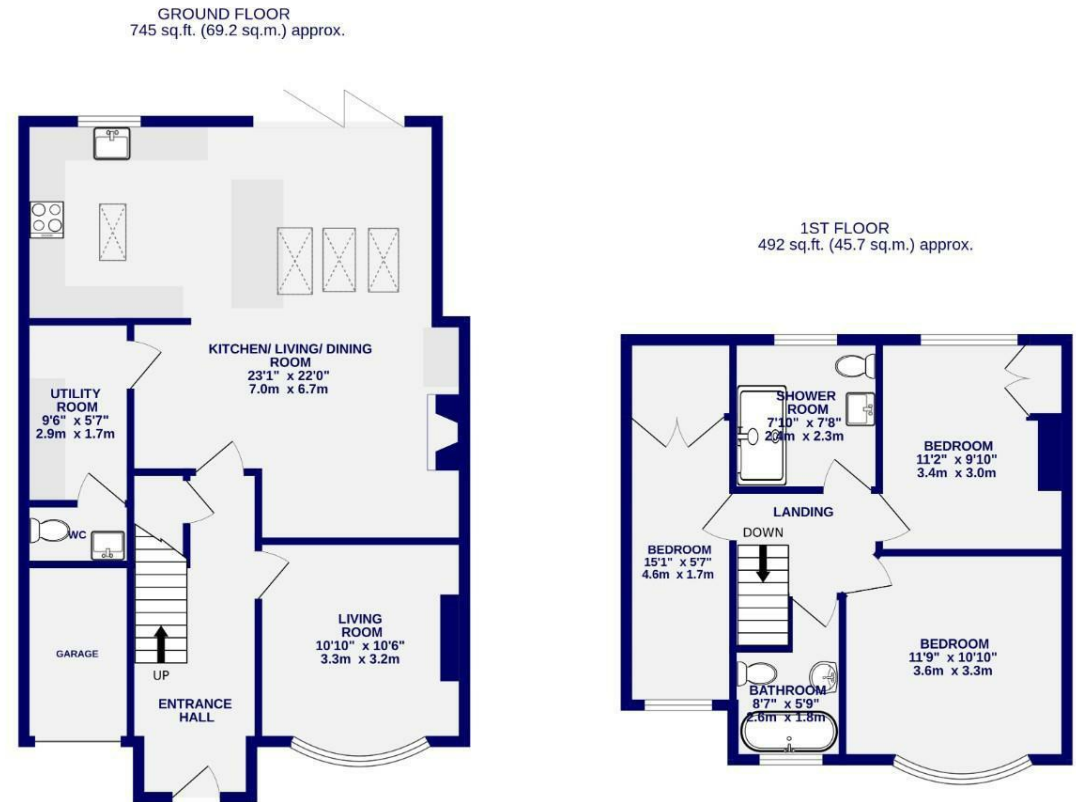




# Nunthorpe Crescent South Bank, York YO23 1DU

Freehold  
Council Tax Band - C

- Extended Semi Detached Home
- Three Bedrooms
- Two Bathrooms & GF W.C
- Driveway & Garage
- Stunning Rear Garden
- Popular Residential Setting
- No Onward Chain
- EPC TBC



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.  
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