sales.york@linleyandsimpson.co.uk | 01904 611722 | www.linleyandsimpson.co.uk

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NUNTHORPE CRESCENT, BISHOPTHORPE ROAD, YORK, YO23

£575,000

4 BEDROOM SEMI DETACHED HOUSE
EPC Rating: D

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Placed in a hugely popular street just off Bishopthorpe Road, this impressive semi-detached house has been extended to offer four bedrooms and two large reception rooms, including a fabulous dining space featuring bi-fold doors which opens onto a delightful rear garden. Ideal for accessing various local amenities inclusive of the wonderful Bishopthorpe Road shops, the property also has excellent access towards both the city centre and the railway station. The Knavesmire is just a short stroll away and there is a simple route heading out towards the A64.

The beautifully presented internal accommodation begins with a well-proportioned entrance hallway. The main living space is a huge lounge, formerly two reception room with a bay window to the front and a fireplace with a living flame gas fire. The lounge is also open plan with a generous extended dining room to the rear. Bathed in light from a large wall of south/west bi-fold doors, the room has many potential uses and really must be viewed to appreciate the space on offer. The ground floor then continues with a modern fitted kitchen with a range of tasteful wall and base units and a built-in oven, hob, fridge and a microwave. The first floor features three superb, spacious double bedrooms all of which have various amounts of useful built-in storage and wardrobes. There is a smaller fourth bedroom which would also make an excellent space to work from home. Finally the internal accommodation is completed with a three piece family bathroom with a shower over the bath. There are also the advantages of gas central heating and double glazing throughout.

Outside the property is the fabulous south/west facing, lawned rear garden enjoying the sun nearly all day and into the late afternoon in the summer months. The garden also has planted borders and a generous paved area directly outside the dining room. To the rear of the garden is a useful brick-built store which has light and power and could have various different uses. There is also a garage attached to the side of the home with additional light and power and access to an understairs cupboard. The front garden is landscaped to be low maintenance and has off street parking directly in front of the garage.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

Entrance Hall

Entrance door, stairs leading to first floor and radiator.

Lounge

23'2" x 11'4" (7.06m x 3.45m) Bay window to front elevation, bay window seat, fireplace with living flame gas fire and two radiators.

Dining Room

11' x 16'2" (3.35m x 4.93m) Bi-fold doors leading into garden, door to side elevation, modern vertical radiator and loft access.

Kitchen

12'4" x 5'10" (3.76m x 1.78m) Wall and base units, work surfaces, double bowl Belfast sink, built-in electric oven, hob, extractor, fridge, microwave, space for washing machine and window to side elevation.

First Floor Landing

Loft access.

Bedroom 1

12'6" x 11'6" (3.8m x 3.5m) Window to rear elevation, radiator, wall and built-in storage and central heating boiler.

Bedroom 2

10'4" x 11'6" (3.15m x 3.5m) Bay window to front elevation, radiator and wall of built-in storage.

Bedroom 3

16'8" x 8'1" (5.08m x 2.46m) Windows to front and rear elevations, radiator and two built-in cupboards.

Bedroom 4

7'4" x 6' (2.24m x 1.83m) Window to front elevation, radiator and built-in cupboard.

Bathroom

Three piece suite with bath with shower over, sink, W.C., heated towel rail and window to rear elevation.

Exterior

Lawned south/west facing rear garden with planted borders and a paved area. Brick-built store with light and power. Attached garage with light, power, understairs cupboard and roller door. Off street parking to front with low maintenance landscaped garden.

Material Information

Freehold.

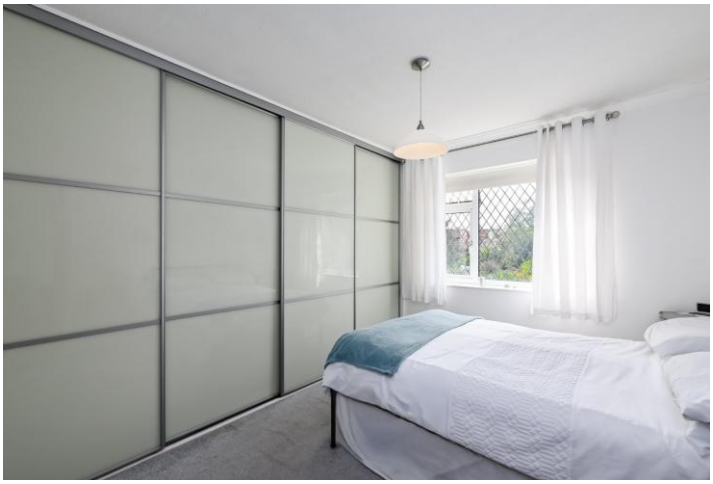
Council tax band C.

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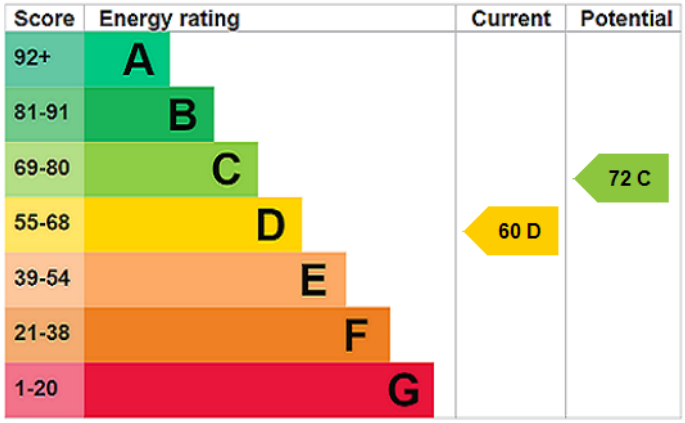












GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.