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ESTATE AGENTS



YORK  
EST. 1939



## 24 Croft Court Bishopthorpe, York, YO23 2RU

This beautiful four bedroom detached family home is nestled in the heart of the sought after village of Bishopthorpe close to York Race Course. Croft court is a stones throw from the Main Street but offers residents a quiet cul-de-sac with little traffic which makes it the perfect place for families.

Bishopthorpe offers three award winning pubs as well as a social club, multiple hair salons, a Co-Op, riverside restaurants, tennis, football and cricket club and much more which explains why it such a desirable village to live in.

This gorgeous four bedroom home boasts large wrap around garden, ideal for those who love to entertain and provides a safe enclosed space for children and pets to play. There is a double garage and huge potential to further extend the property as neighboring properties have.

**Asking Price £635,000**

# 24 Croft Court

Bishopthorpe, York, YO23 2RU



- Four Bedrooms
- Ground Floor W.C.
- Sought After Village Location
- \*\* AVAILABLE NOW \*\*
- NO CHAIN
- Off Street Parking
- Close to Amenities
- Modern Kitchen with Appliances
- Rear Garden with Patio Area
- Gas Central Heating



**Directions**

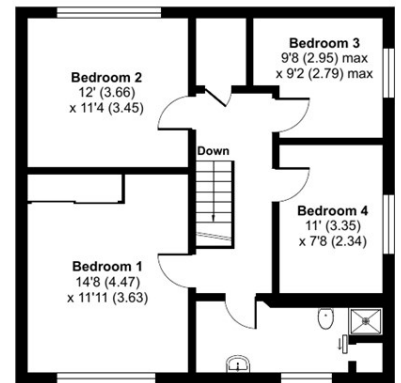
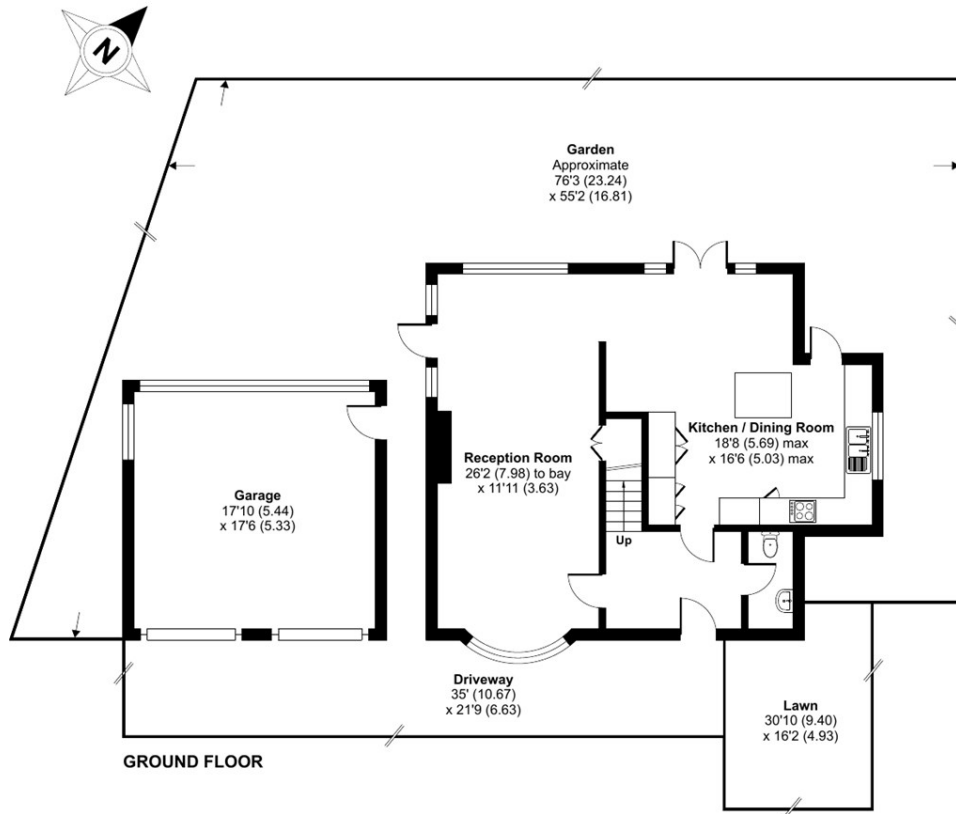




# Floor Plan

## Croft Court, Bishopthorpe, York, YO23

Approximate Area = 1452 sq ft / 134.8 sq m  
 Garage = 312 sq ft / 29 sq m  
 Total = 1764 sq ft / 163.8 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Naish Estate Agents. REF: 1018850

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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>			
(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>63</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	