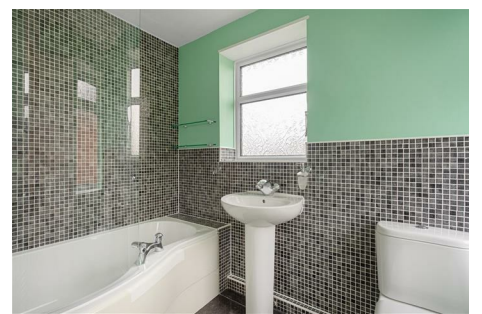


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51 Maple Avenue, Bishopthorpe  
Bishopthorpe, York, YO23 2RG

**Guide Price £275,000**

# 51 Maple Avenue, Bishopthorpe

Bishopthorpe, York, YO23 2RG

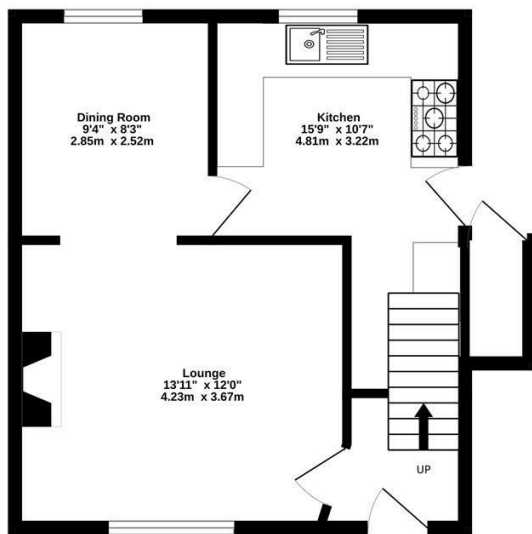


[Directions](#)

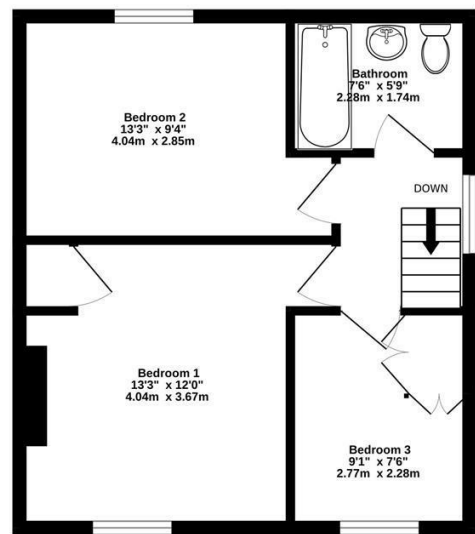


# Floor Plan

**GROUND FLOOR**  
410 sq.ft. (38.1 sq.m.) approx.



**1ST FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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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			
		61	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	