

N A I S H  
E S T A T E A G E N T S



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## 1A Keble Park North, Bishopthorpe , Bishopthorpe, YO23 2SX

This wonderful semi-detached family home is situated on the popular Keble Park North area of Bishopthorpe, York.

Bishopthorpe is 2 miles from York City Centre and 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 is such a desirable place to reside. The village has easy access to the A64 and an excellent primary school. Bishopthorpe falls into the catchment for Fulford, Tadcaster Grammar and Millthorpe High Schools.

The property is nestled in a quiet residential cul-de-sac and is within walking distance of all local amenities.

1A Keble Park North has been impressively extended and modernised throughout. The soul of this home is the fabulous open plan kitchen living space.

**Asking Price £375,000**

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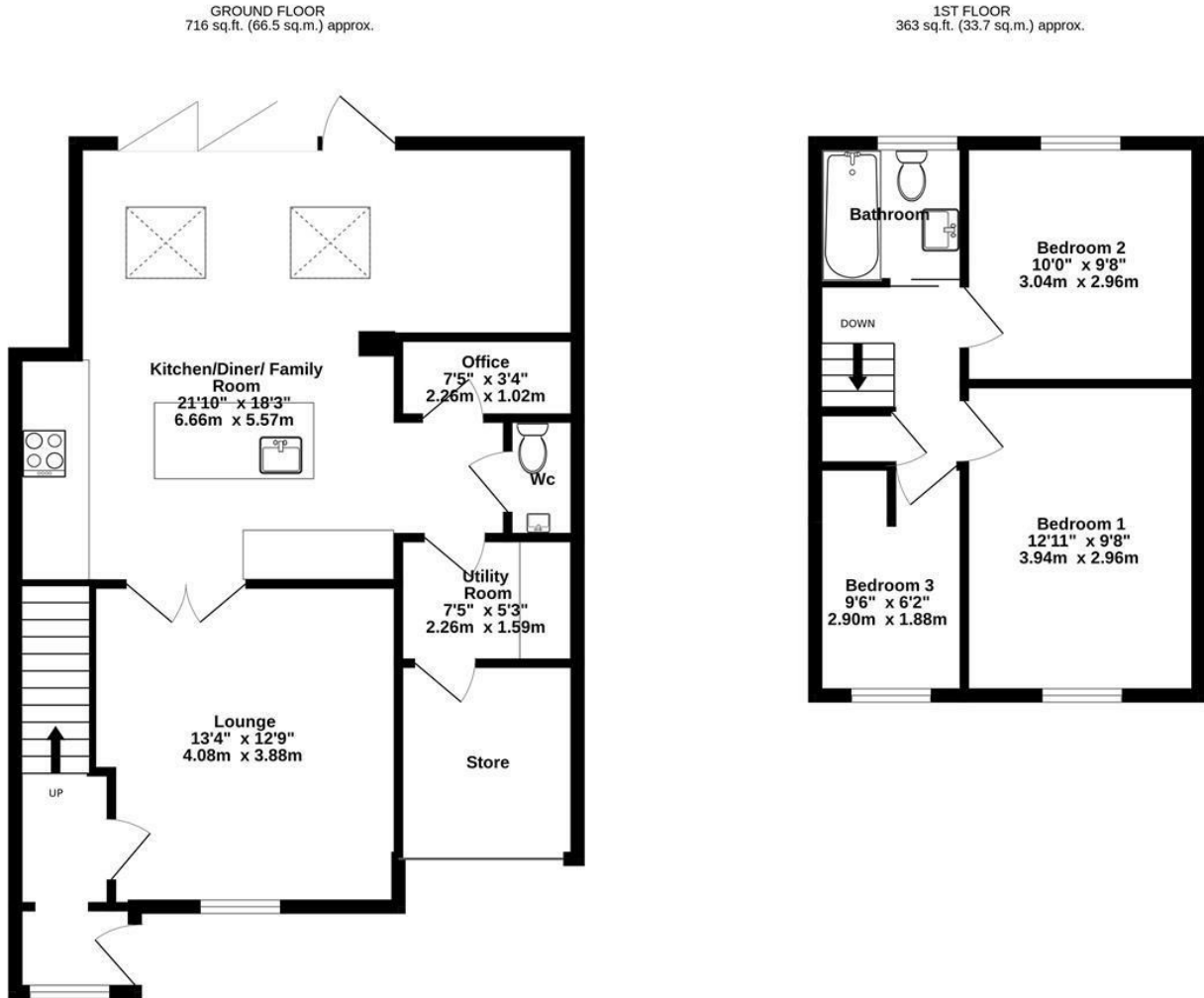
- Stylish Family Home
- Fully Enclosed Garden
- Ideal Location
- Beautifully extended
- Three Bedrooms
- Excellent Schools
- Open Plan Living
- Off Street Parking for Multiple Vehicles
- No Onward Chain



[Directions](#)



# Floor Plan



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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>                          |  |                         | 86        |
| (81-91) <b>B</b>                            |  | 75                      |           |
| (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>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |