

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



Y O R K
E S T . 1 9 3 9



8 Kirkwell, Bishopthorpe , York, YO23 2RZ

This beautiful three bedroom semi-detached family home is nestled in the heart of the sought after village of Bishopthorpe close to York Race Course. Kirkwell 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 is such a desirable village to live in.

The property offers a beautifully presented main living room with tasteful décor. This space is bright and spacious with tons of natural light filling the room from the front of the property. The living room leads directly into a separate dining room and kitchen overlooking the private rear garden. This is a wonderful space to relax and unwind. This well appointed home features three bedrooms, two of which are generous doubles. Each room is tastefully and neutrally decorated and carpeted. There is a downstairs W/C and a fantastic bathroom upstairs with ample storage. Externally, there is a garage, parking for multiple

£375,000

8 Kirkwell, Bishopthorpe

, York, YO23 2RZ



- Semi-Detached Home
- Popular Village of Bishopthorpe
- Three Bedrooms
- Garage & Parking
- No Onward Chain
- Private Rear Garden

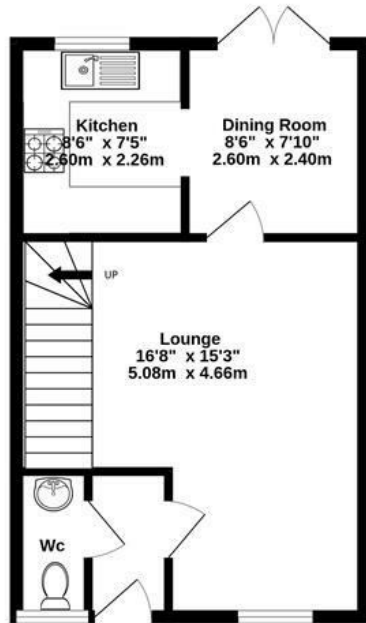
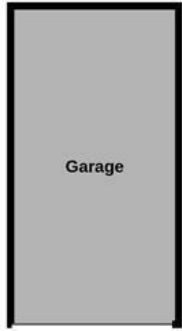


[Directions](#)

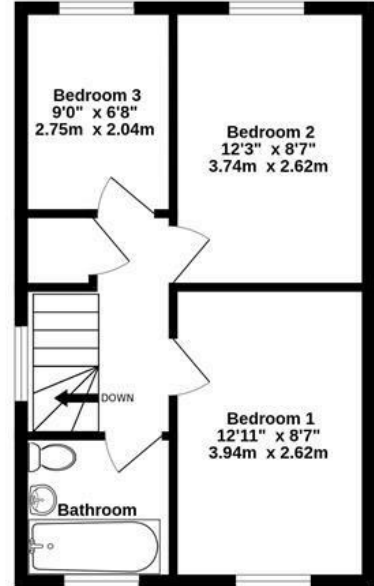


Floor Plan

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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.
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	