

NAISH

ESTATE AGENTS



YORK  
EST. 1939



## 17 Canons Court, Bishopthorpe , York, YO23 2TF

A two bedroom, ground floor apartment with garden located on the edge of Bishopthorpe. Updated by the current owner to include a new kitchen, bathroom and a conservatory, this property will appeal to those looking to purchase their first home, retire, invest or simply enjoy the popular amenities that the village of Bishopthorpe has to offer. Anticipated yield of around 6%.

A secure communal door provides the entrance to the property, which is shared with just three other apartments. Following the addition of the conservatory, the layout of the apartment has been altered to suit the current owner. The conservatory is used as a reception room overlooking the private garden, and the former living room is now a master bedroom. There is an additional bedroom and a dining area, along with a modern kitchen and updated bathroom with walk-in shower. Additionally, there is an allocated parking space, ample visitor parking spaces and cycle storage.

Apartments in this location prove incredibly popular, so get in touch with Naish to arrange a visit. If you need to sell a property in order to purchase, please speak to us regarding a free consultation and valuation.

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**£210,000**

# 17 Canons Court, Bishopthorpe

, York, YO23 2TF



- Ground Floor Apartment
- Low Maintenance Garden
- Two Bedrooms
- Allocated Parking
- Conservatory
- Popular Location of Bishopthorpe



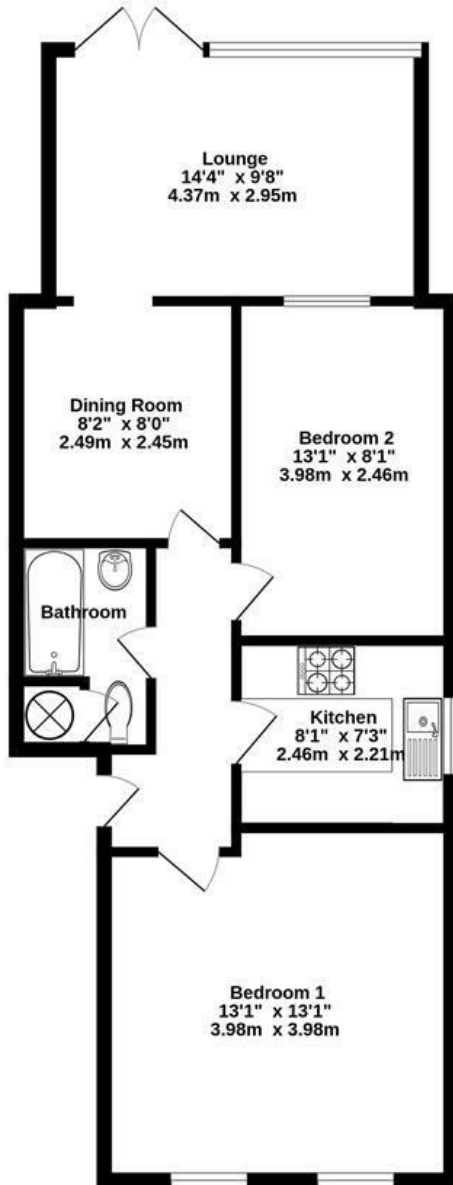
**Directions**





# Floor Plan

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	