

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



59A Lamplugh Crescent, Bishopthorpe  
, Bishopthorpe, YO23 2SR

Beautifully extended and presented detached family home in Bishopthorpe.

**Asking Price £500,000**

# 59A Lamplugh Crescent, Bishopthorpe

, Bishopthorpe, YO23 2SR



- Extended detached family home
- Ideal locating
- Open plan
- Three bedrooms
- Off street parking
- Immaculate presentation
- Excellent schools

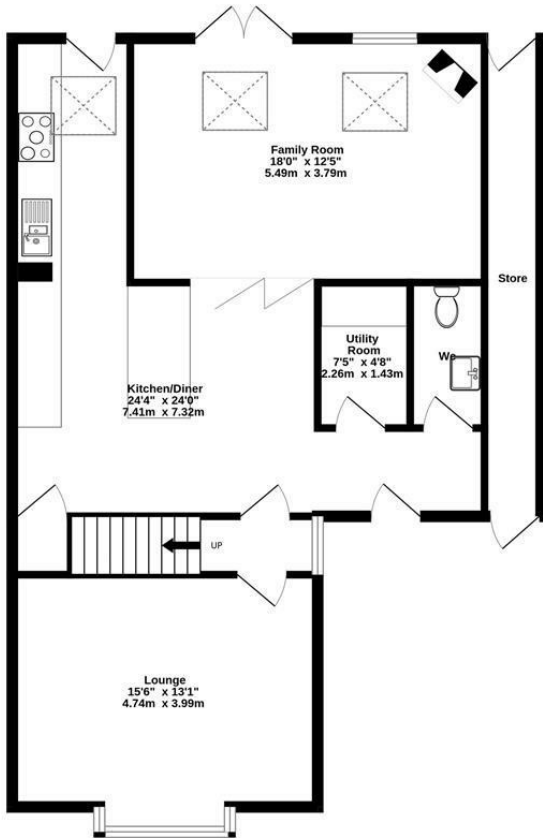


[Directions](#)

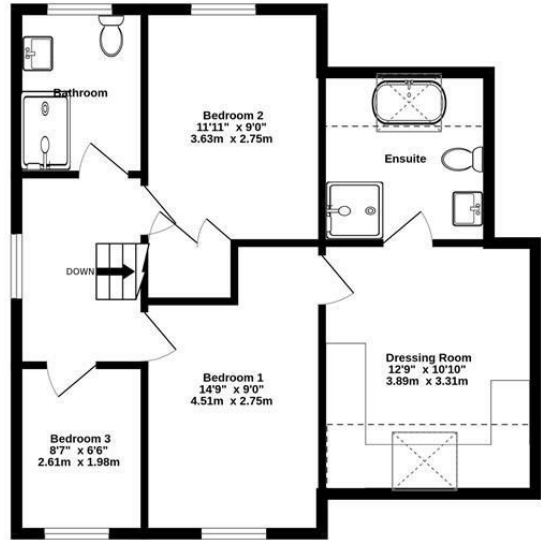


# Floor Plan

**GROUND FLOOR**  
887 sq.ft. (82.4 sq.m.) approx.



**1ST FLOOR**  
627 sq.ft. (58.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 1514 sq.ft. (140.6 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.  
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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>		76	84
(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	