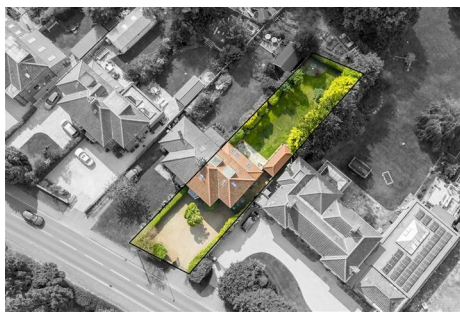


N A I S H
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Y O R K
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35 Sim Balk Lane, Bishopthorpe

Bishopthorpe, York, YO23 2QH

A rare opportunity to purchase a substantial period family home in the picturesque and much sought after village of Bishopthorpe, York.

£850,000

35 Sim Balk Lane, Bishopthorpe

Bishopthorpe, York, YO23 2QH



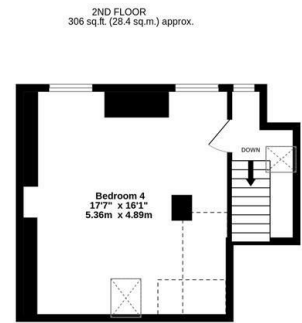
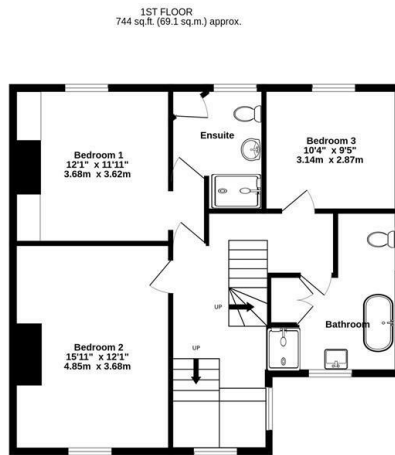
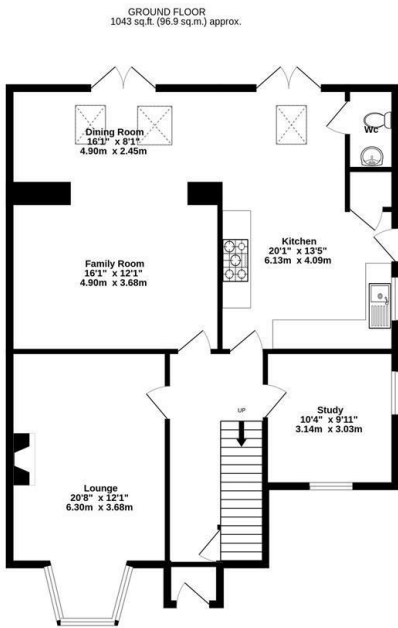
- Substantial Four Bedroom Property
- Beautifully Presented Throughout
- Stunning Gardens
- Period Features
- Off Street Parking For Multiple Vehicles
- Open Plan Living
- Ideal Location
- Excellent Schools



[Directions](#)



Floor Plan



TOTAL FLOOR AREA : 2092 sq.ft. (194.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	