

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 4 The Orchard

Bishopthorpe, York, YO23 2RX

Exceptional detached family home in the heart of the wonderful village of Bishopthorpe, York

**Offers Over £550,000**

## 4 The Orchard

Bishopthorpe, York, YO23 2RX



- Four bedrooms
- Stylish Kitchen & Bathrooms
- Large Storage
- Detached Family Home
- Large Garden
- Ideal Location
- Beautifully presented
- Off Street Parking



**Directions**

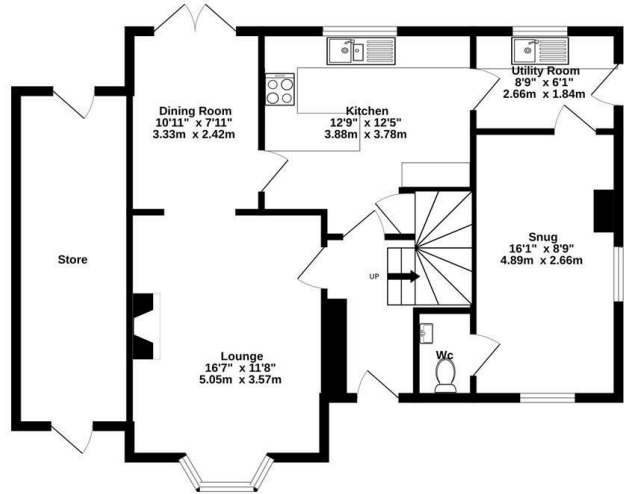




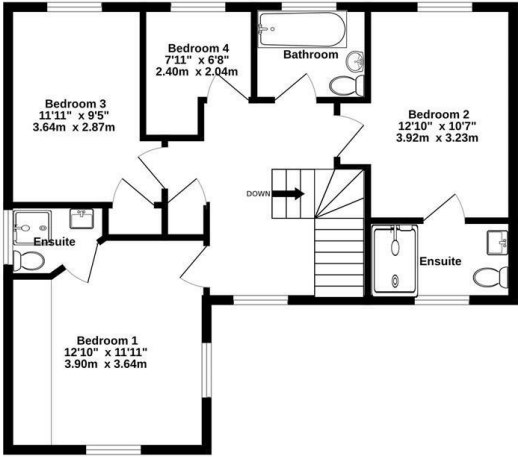


Floor Plan

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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		82
(69-80) C	72	
(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		