









39 Beech Avenue, Bishopthorpe, York, YO23 2RL, YO23 2RL

Spacious semi-detached dormer bungalow in the heart of Bishopthorpe

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- Semi detached dormabungalow
- Driveway and garage
- Four bedrooms
- Front and rear garden
- Open plan
- Extended

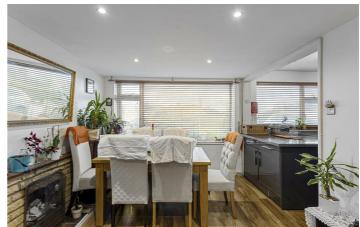


**Directions** 















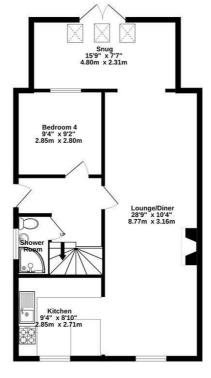


## Floor Plan

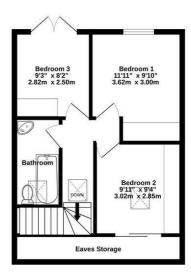
GARAGE 160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR 680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR 444 sq.ft. (41.3 sq.m.) approx.



APPROXIMATE GROSS TOTAL INCLUDING GARAGE 1285 SQ FT/ 119.3 SQ. M

TOTAL FLOOR AREA: 1124sq.ft. (104.4 sq.m.) approx.

Whilst yeary attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other times are approximate and not responsibility is taken for any enroy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The enroy of the properties of t



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(98-80) C
(55-68) D
(39-54) E
(12-10) G
Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC