



Highthorn Stamford Bridge Road

Dunnington, York, YO19 5LN

Incredible family home close to York surrounded by farm land!

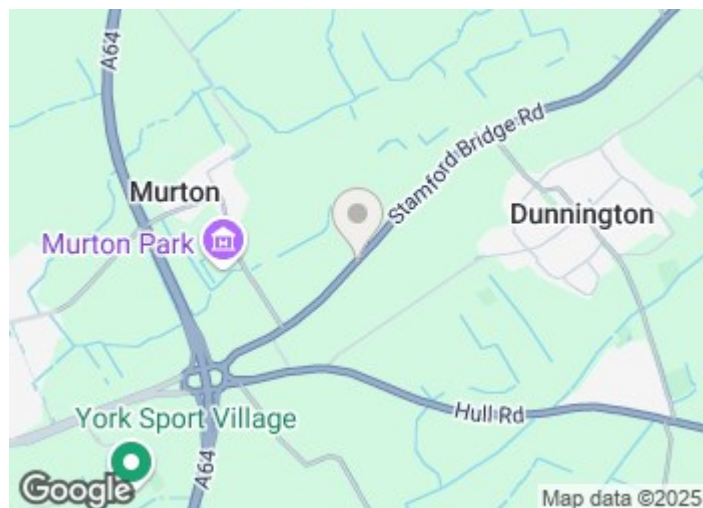
Asking Price £850,000

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- Four Bedrooms
- Triple Garage
- Panoramic field views
- Open plan and stylish throughout
- 0.7 acres



Directions



'The Best of Both Worlds'

'When we moved to Highthorn our girls were 6 and 4 so we were looking for somewhere with lots of space inside and out. This house has delivered everything we had hoped for and has been an idyllic place for the children to explore and grow. The garden feels like your own piece of parkland with more than enough room for the kids to play, including a full game of five-a-side!

Highthorn offers the best of both worlds, where you can feel tucked away from the hustle and bustle with plenty of privacy but still just a stone's throw from the city centre.'

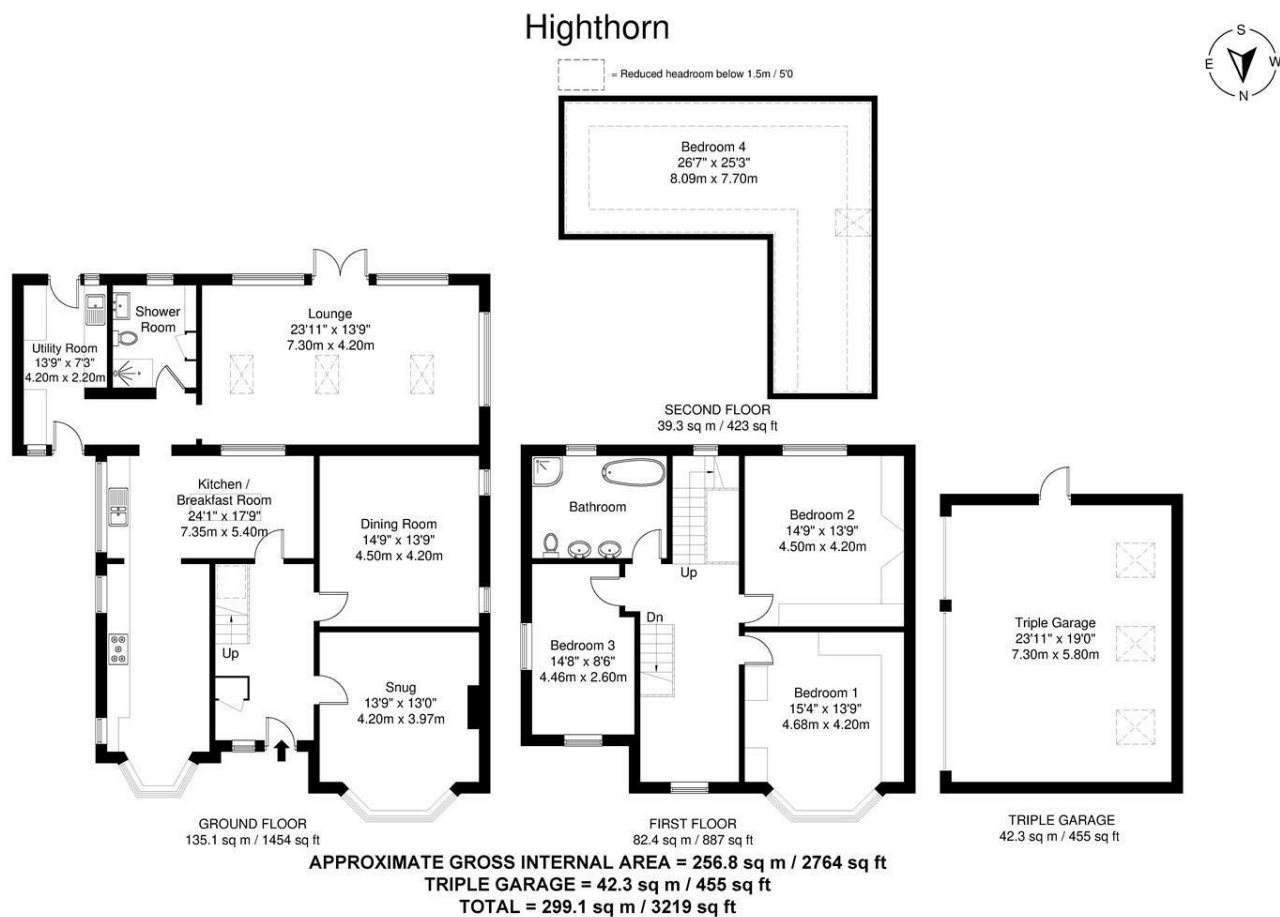


**HONESTY
INTEGRITY**

NAISH
ESTATE AGENTS



Floor Plan



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.

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		
	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		
England & Wales		
EU Directive 2002/91/EC		

Current rating: **63** (D)
Potential rating: **73** (C)