

N A I S H

ESTATE AGENTS



YORK
EST. 1939



The Gables Main Street

Askham Bryan, York, YO23 3QS

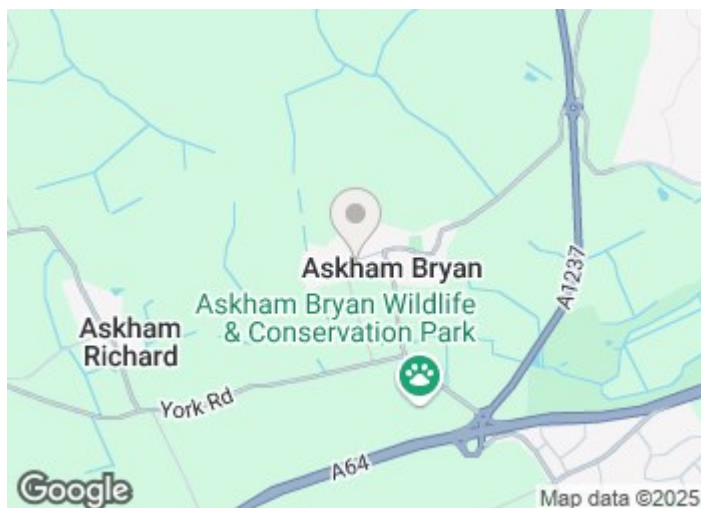
**** WATCH THE ATTACHED VIDEO FOR FULL ASPECT ****

An immaculate and well-designed family home extending to 1500sqft of high-quality living space. Set in the idyllic village of Askham Bryan, which is approximately 5 miles to York City Centre, offering convenient access to the ring road and A64.

£550,000

The Gables Main Street

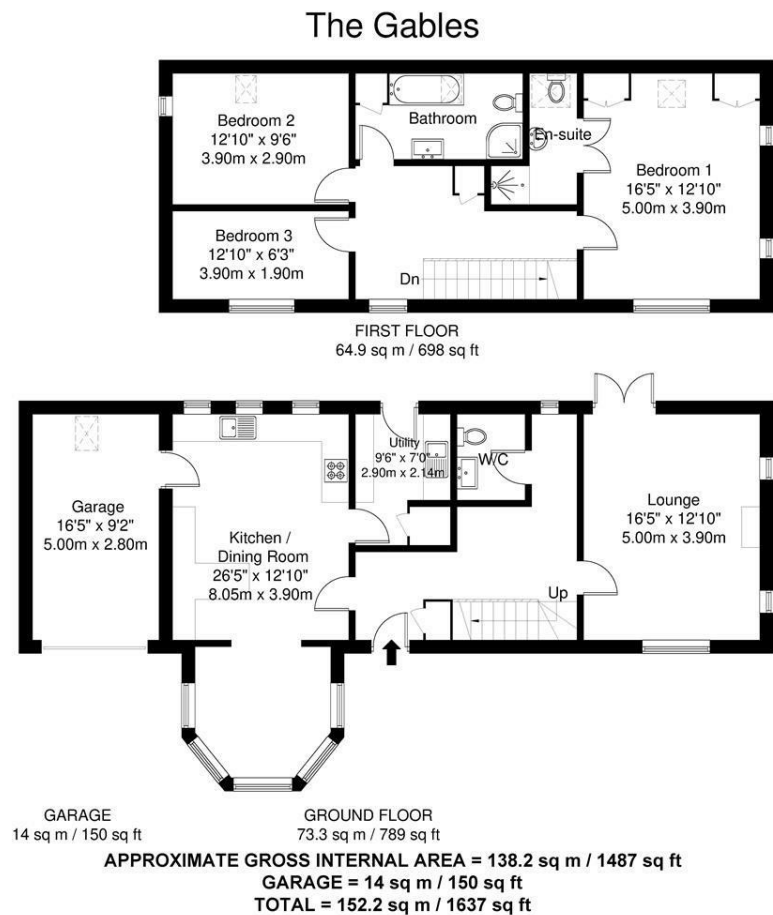
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Directions



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		77
(69-80) C	65	
(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		