

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 5 Thirlmere Drive

, York, YO31 0LZ

A much-loved two-bedroom semi-detached home with south facing garden and renovation potential. Situated in a quiet cul-de-sac location in Burnholme, lying to the East of York.

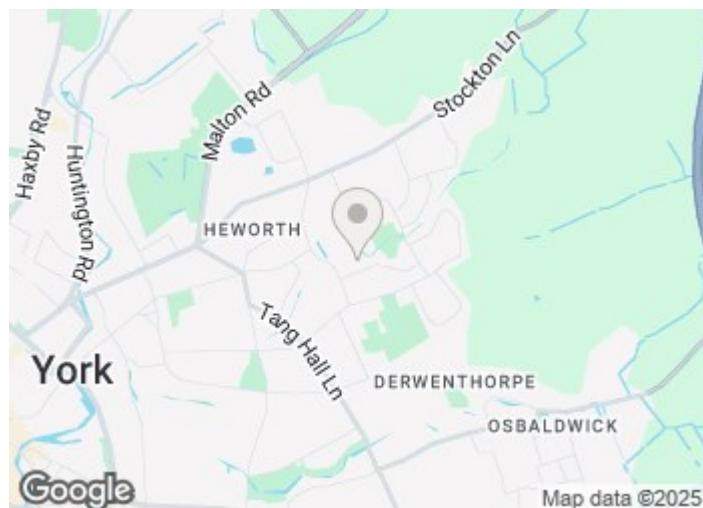
**£250,000**

# 5 Thirlmere Drive

, York, YO31 0LZ



- Semi-Detached Home
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Garage/Workshop
- Renovation Project
- No Onward Chain
- Potential to Extend (STTP)



**Directions**



Floor Plan

5 Thirlmere Drive

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft  
Workshop = 7.7 sq m / 82 sq ft  
Total = 81 sq m / 871 sq ft

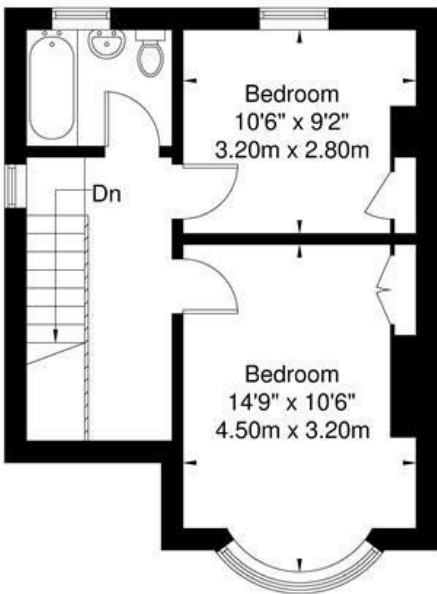
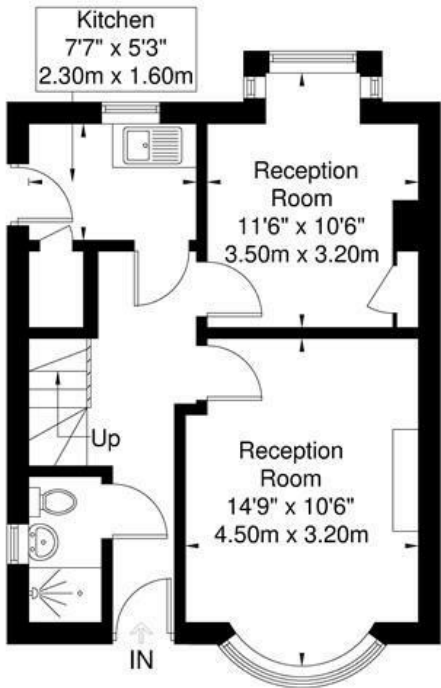
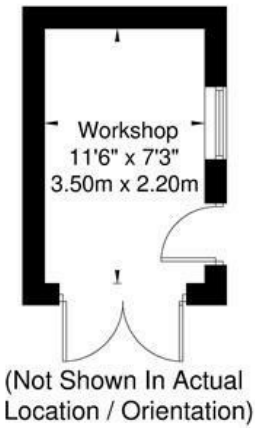


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		