

# N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 2 Orchard Way , York, YO24 2NU

Set within the popular residential area of Dringhouses, which is just a short distance from the varied amenities and bus stops on Tadcaster Road, is this well presented three/four-bedroom semi-detached home. Enjoying a bright aspect and no overlooking neighbours to the rear, this property sits on a wonderful plot and following a full-scale renovation, is ready to move into straight away!

**£400,000**

## 2 Orchard Way , York, YO24 2NU



- Three/Four Bedroom Home
- Open Plan Living/Kitchen/Dining
- Two/Three Receptions Rooms
- Large Corner Plot
- Driveway & Garage
- Convenient Location to the West of York



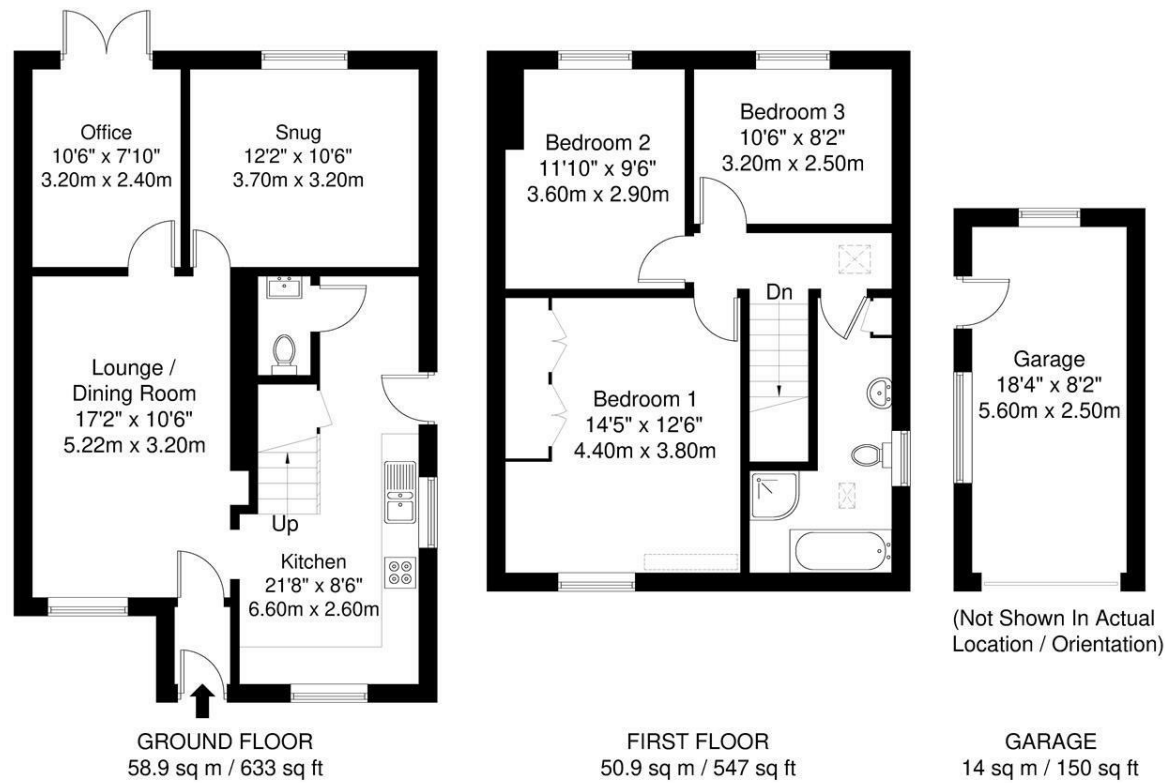
**Directions**





Floor Plan

2 Orchard Way



APPROXIMATE GROSS INTERNAL AREA = 109.8 sq m / 1180 sq ft  
GARAGE = 14 sq m / 150 sq ft  
TOTAL = 123.8 sq m / 1330 sq ft

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 firm's 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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