

# N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 130 Acaster Lane

Bishopthorpe, York, YO23 2TD

Owned by the same family for 30 years, this wonderful detached family home is located in the sought after area of Bishopthorpe and is offered with no onward chain.

**£500,000**

# 130 Acaster Lane

Bishopthorpe, York, YO23 2TD

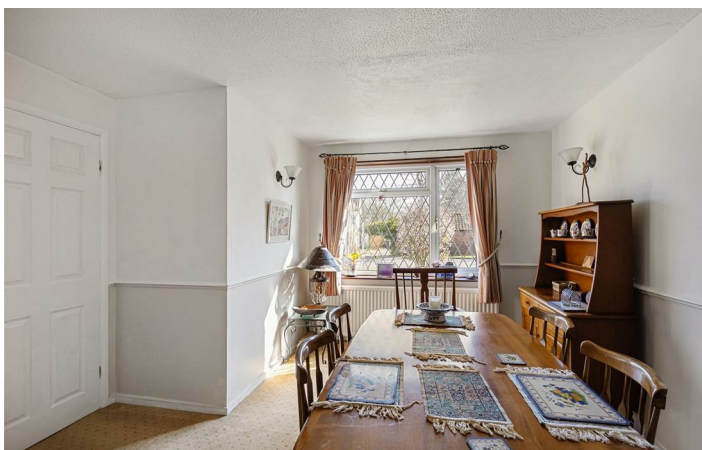


- Detached Family Home
- Popular Village of Bishopthorpe
- Three Double Bedrooms
- Large Rear Garden
- Garage & Home Office
- No Onward Chain



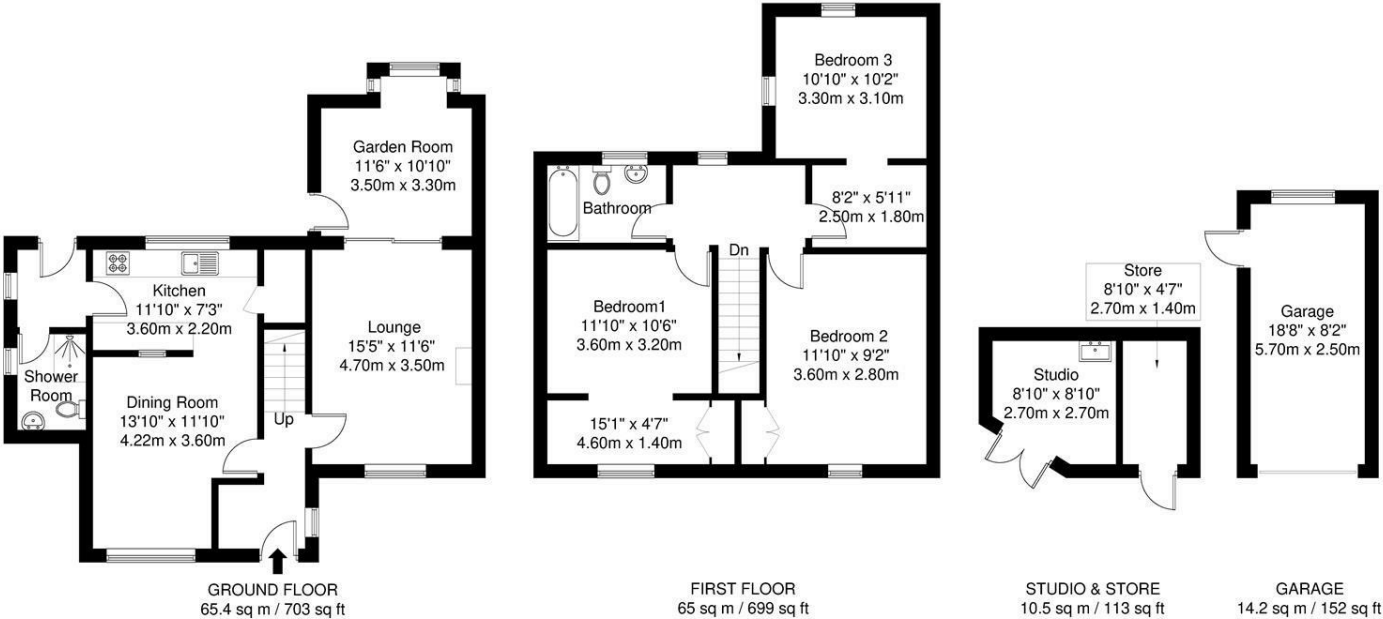
Directions





Floor Plan

130 Acaster Lane



APPROXIMATE GROSS INTERNAL AREA = 130.4 sq m / 1403 sq ft  
GARAGE = 14.2 sq m / 152 sq ft  
STUDIO AND STORE = 10.5 sq m / 113 sq ft  
TOTAL = 155.1 sq m / 1668 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 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78
England & Wales		
EU Directive 2002/91/EC		