



**8 Sargent Avenue**  
Bishopthorpe, York, YO23 2QY

Substantial five bedroom detached family home in the heart of Bishopthorpe

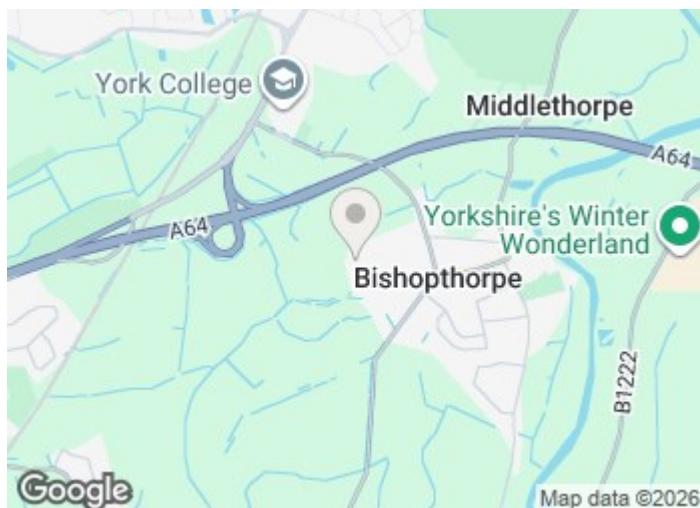
**Offers In The Region Of £800,000**

# 8 Sargent Avenue

Bishopthorpe, York, YO23 2QY



- 5 Bedrooms
- Double Garage
- Envious Location Within Sought After Village
- Detached Family Home
- Spacious living areas
- Large Garden
- Excellent Schools Catchment

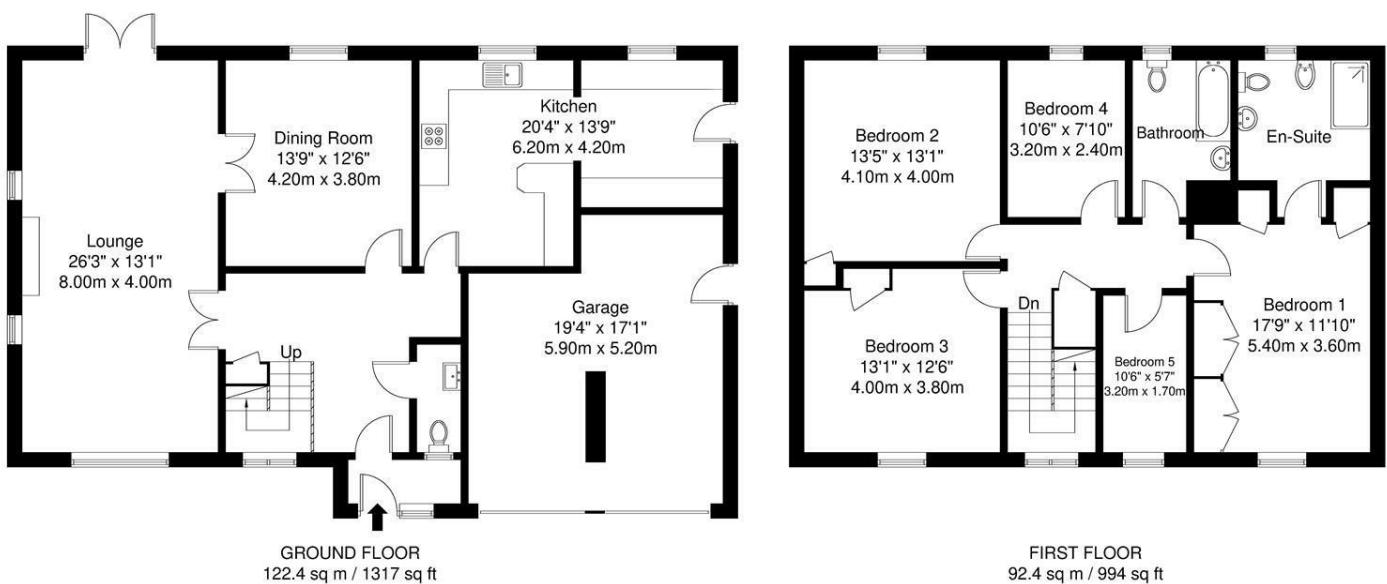


## Directions



## Floor Plan

### 8 Sargent Avenue



#### APPROXIMATE GROSS INTERNAL AREA = 214.8 sq m / 2311 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) 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		