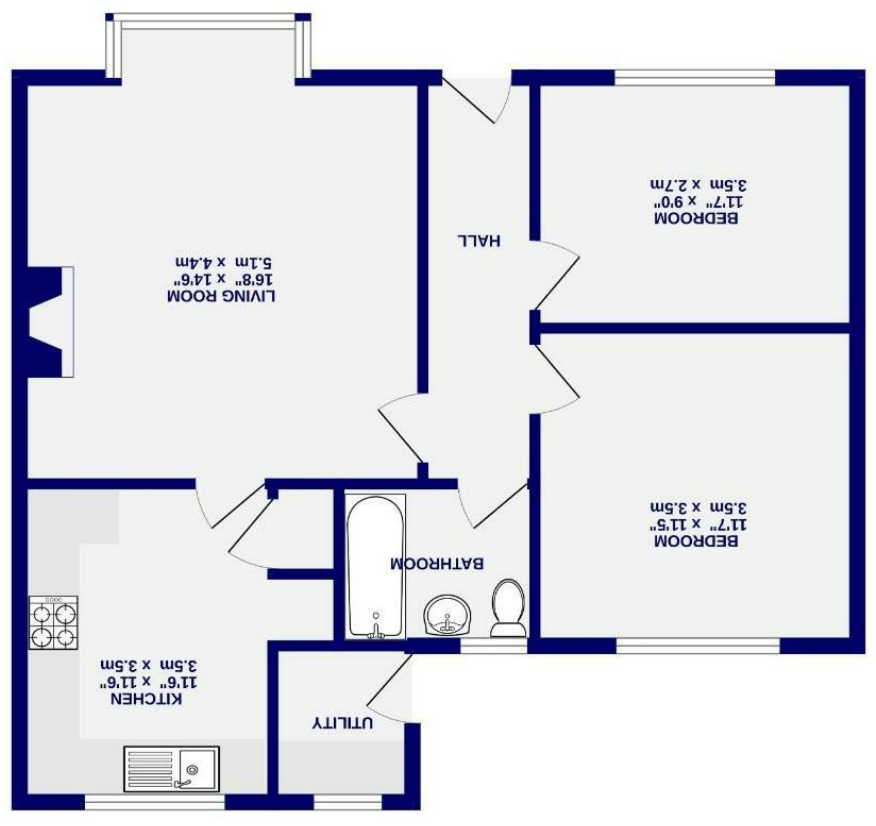


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Modern Detached Bungalow
- Two Double Bedrooms
- Large Living Room
- Breakfast Kitchen & Utility
- Large Mature Plot
- Superb Location
- Epc C

Freehold  
Council Tax Band - D

# Main Street Bishopthorpe, York YO23 2RB



TOTAL FLOOR AREA: 77.0 sq ft. (66.0 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or longevity. Call 01904 659222 for more information.



Main Street  
Bishopthorpe, York  
YO23 2RB

Offers Over £475,000



We are proud to offer this unique opportunity to acquire a detached bungalow set on one of the best plots on the main street of this most sought after village.

The bungalow has the benefit of a large garden set predominantly to the rear of the property with an abundance of shrubs and trees.

The property could provide the perfect retirement bungalow but given the exceptional location and the relatively large plot, the opportunity for extension and development can not be ignored, subject of course to usual planning permissions being obtained.

An early inspection is recommended as properties in such a sought after location seldom come to the open market.

Council Tax Band D

