

N A I S H

ESTATE AGENTS



YORK
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45 Lamplugh Crescent, Bishopthorpe, York, YO23 2SR
Asking Price £450,000

Newly renovated, detached bungalow in the heart of Bishopthorpe, York

This wonderful detached bungalow is located in the quiet residential cul-de-sac, Lamplugh Crescent in the heart of Bishopthorpe and offered with no onward chain.

Bishopthorpe is 2 miles from York City Centre and offers three award winning pubs as well as a social club, multiple hair salons, a Co-Op, riverside restaurants, tennis, football and cricket club and much more which explains why it such a desirable place to reside. The village has easy access to the A64 and an excellent primary school. Bishopthorpe falls into the catchment for Fulford, Tadcaster Grammar and Millthorpe High Schools.

The bungalow is beautifully presented throughout and has recently undergone a full internal renovation, ready for new owners to move straight in. Entered to the front via a shared driveway which provides ample parking for multiple vehicles, and a well maintained front garden and garage. The property sits on an enviable corner plot, which offers new owners potential to further extend (STPP) if desired.

45 Lamplugh Crescent features three double bedrooms, all newly carpeted and decorated neutrally, and a fully tiled family bathroom with shower over bath. The living/dining room is spacious and bright with tons of natural light filling the space from multiple angles. The shaker style kitchen is brand new with integrated appliances and access to the rear garden.

As the property is set on a corner plot, the bungalow benefits from a stunning, large rear garden. Boundaries are defined with panel fencing, mature trees and shrubbery and is the perfect safe space for children and pets to play. Adults can enjoy the space and privacy with masses of room for keen gardeners.

Like and follow the 'Naish' Facebook page for more details. Viewings are strictly through Naish Estate Agents, if you need to sell a property to fund a move, please speak to us regarding a free consultation and valuation.

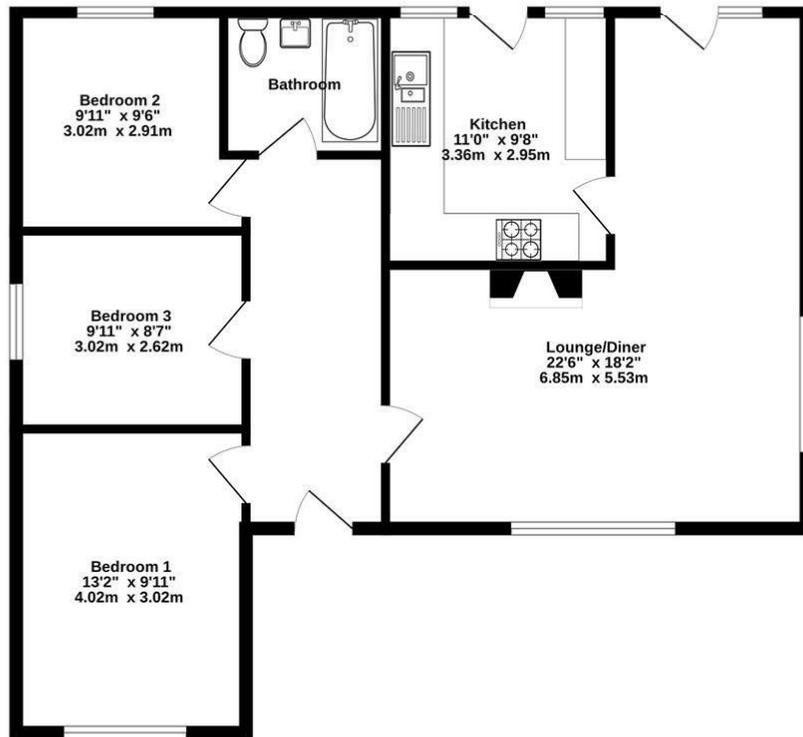
Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus incurring unnecessary costs. Under the Estate Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. Once an offer has been accepted

(sstc) there is a non-refundable charge of £25 (inclusive of VAT) per person for The Anti Money Laundering checks which must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

Floor Plan

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



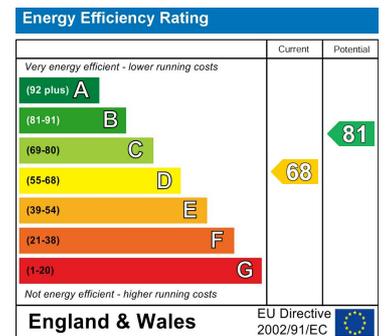
TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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Area Map



Energy Efficiency Graph



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