

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 4 Howard Street

, York, YO10 4BQ

This substantial period home, to the South of York, boasts an enviable position set off Fishergate and offers well-proportioned accommodation spread over three floors with period features with modern twists. Planning approval has been granted previously for a rear extension to increase the living accommodation.

**Offers Over £450,000**

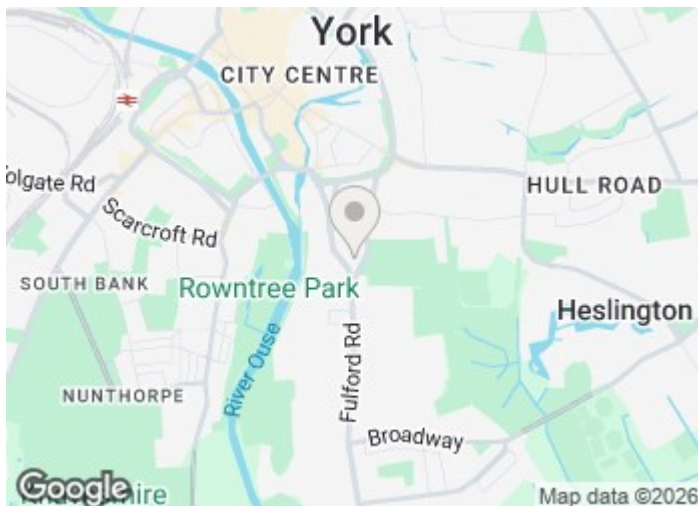
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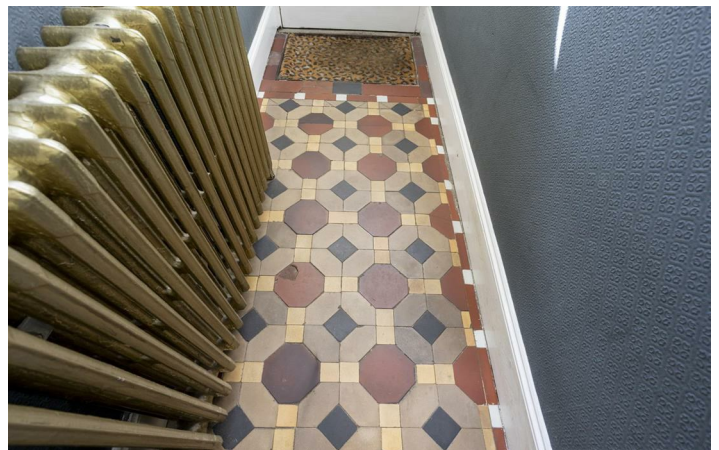


- Period Home
- Two Reception Rooms
- Three Bedrooms
- New Roof
- Two Bathrooms
- Planning Permission Approved Previously for Rear Extension

## Offer Procedure

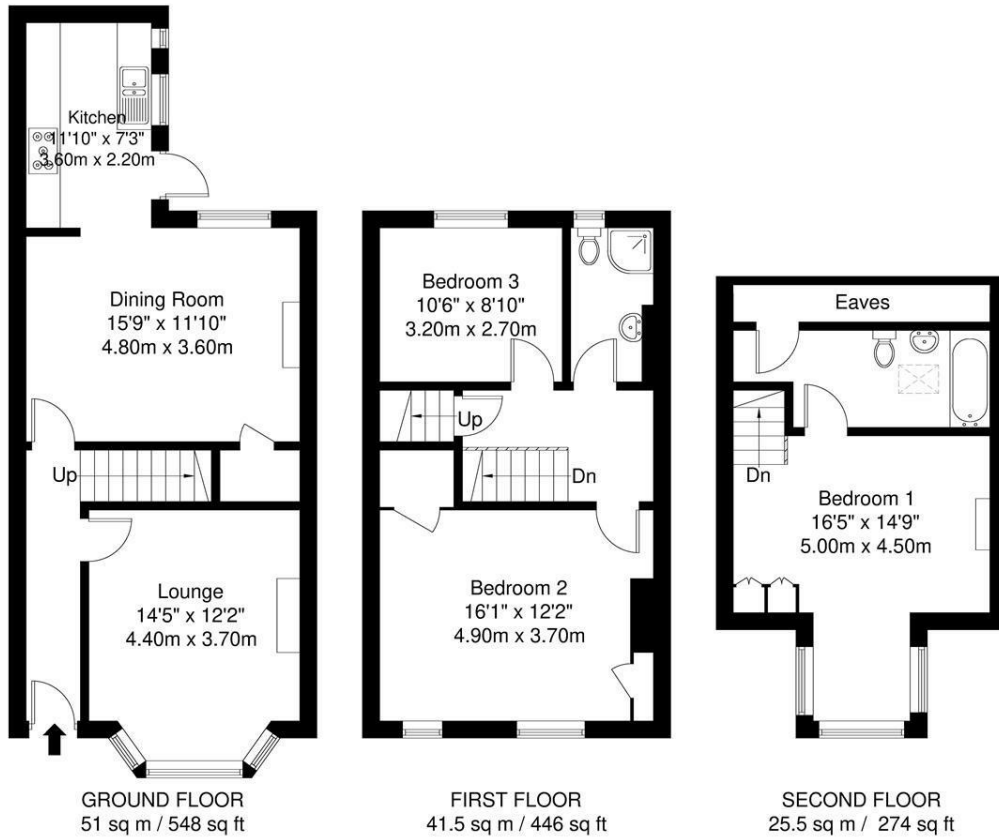


## Directions



# Floor Plan

## 4 Howard Street



**APPROXIMATE GROSS INTERNAL AREA = 118 sq m / 1268 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.

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| 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |