

N A I S H  
E S T A T E   A G E N T S



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## 3 Knapton Lane , York, YO26 5PX

A stunning detached home located on Knapton Lane, to the West of York. The property has been sympathetically modernised over the years by the current owner and boasts a modern and contemporary interior throughout and a versatile layout to suit a wide range of buyers.

**£900,000**

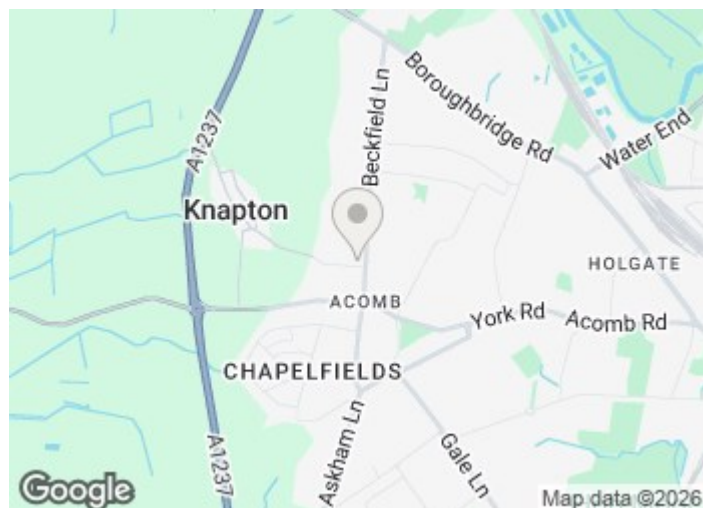
# 3 Knapton Lane

, York, YO26 5PX



- Detached family home set on an attractive plot
- Three Reception Rooms
- Popular & Convenient Location
- Double Garage & Gated Driveway
- Four Double Bedrooms
- Large Rear Garden

## Offer Procedure



## Directions



# Floor Plan

## 3 Knapton Lane



**APPROXIMATE GROSS INTERNAL AREA = 262.3 sq m / 2822 sq ft**  
**GARAGE & STORE = 53.8 sq m / 579 sq ft**  
**TOTAL = 316.1 sq m / 3401 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	