

N A I S H

ESTATE AGENTS



YORK
EST. 1939



7 Croft Court

Bishopthorpe, York, YO23 2RU

Incredible four bedroom property just off the Main Street in Bishopthorpe

Offers In The Region Of £495,000

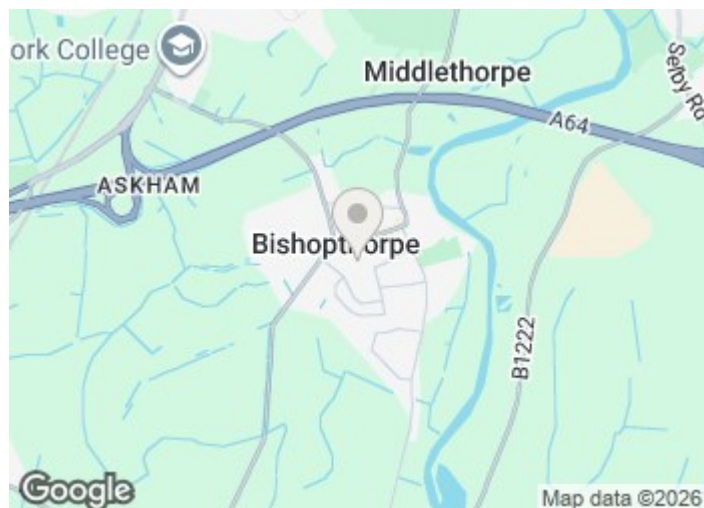
7 Croft Court

Bishopthorpe, York, YO23 2RU



- FOUR BEDROOM PROPERTY
- INCREDIBLE LOCATION
- MULTIPLE RECEPTION AREAS
- IMMACULATELY PRESENTED
- EXCELLENT SCHOOL CATCHMENTS
- WELL PRESENTED GARDEN
- OPEN PLAN KITCHEN
- OFF STREET PARKING

Offer Procedure

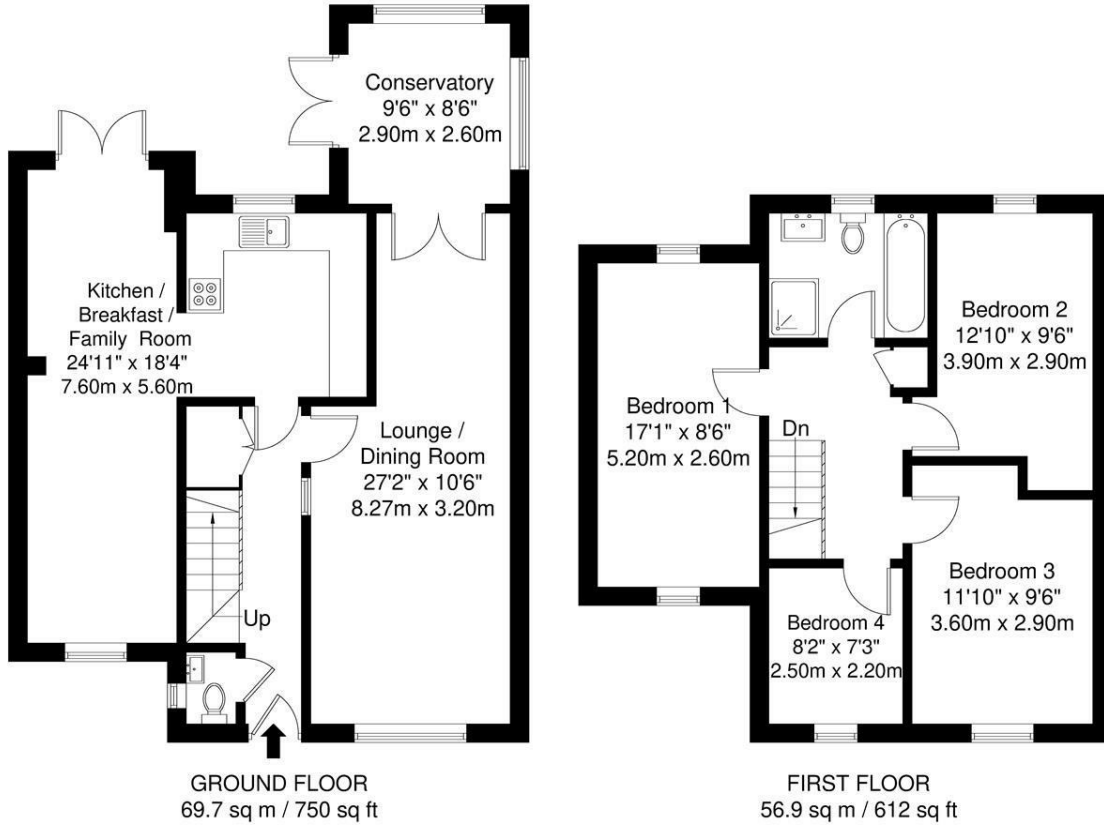


Directions



Floor Plan

7 Croft Court



APPROXIMATE GROSS INTERNAL AREA = 126.6 sq m / 1362 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		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	