

N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



8 Appleton Court

Bishopthorpe, York, YO23 2RY

Appleton Court is a quiet residential cul-de-sac in the heart of Bishopthorpe, York.

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.

Offers Over £450,000

8 Appleton Court

Bishopthorpe, York, YO23 2RY



- Detached Family Home
- Extended Kitchen/Diner
- NO ONWARD CHAIN
- Three Bedrooms
- Driveway & Garage
- Two Bathrooms
- Sought-After Location

Offer Procedure

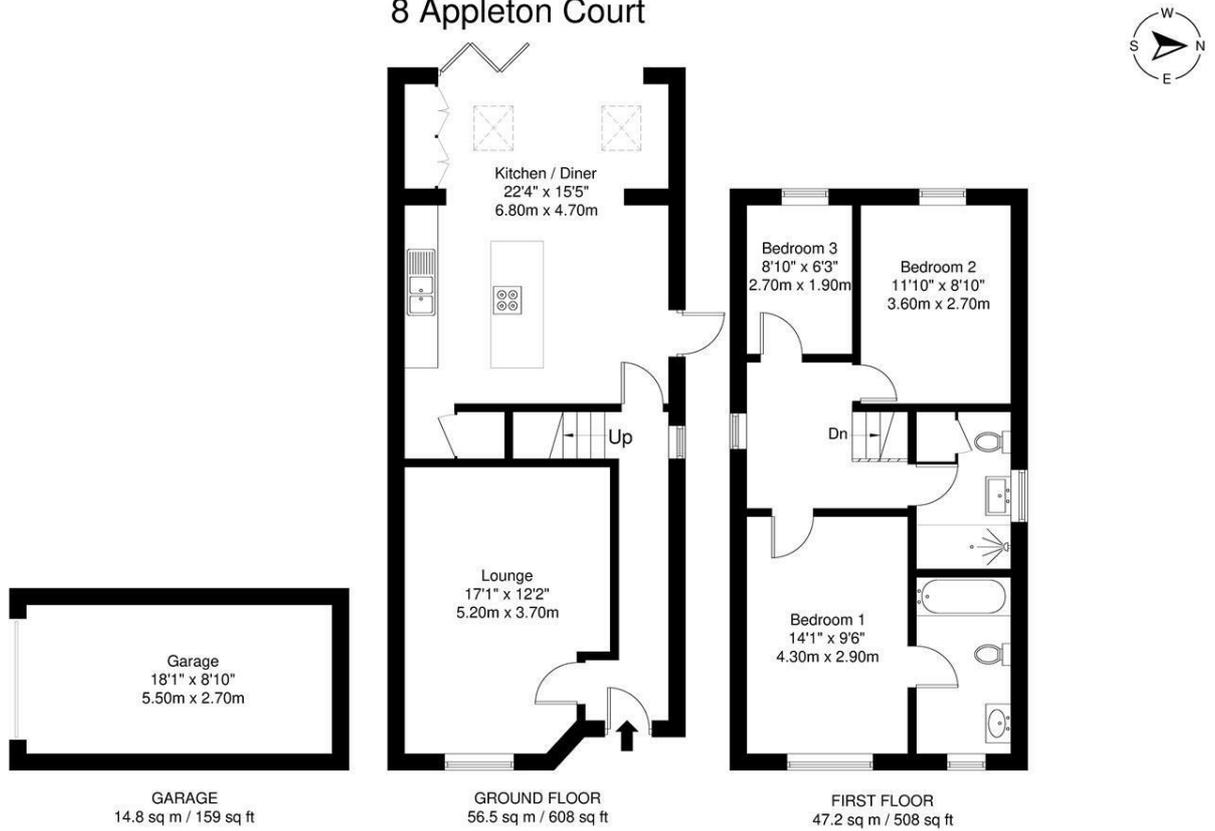


Directions



Floor Plan

8 Appleton Court



APPROXIMATE GROSS INTERNAL AREA = 103.7 sq m / 1116 sq ft
GARAGE = 14.8 sq m / 159 sq ft
TOTAL = 118.5 sq m / 1275 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.

3 High Petergate, York, YO1 7EN
 Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	