

## 16 The Orchard

Bishopthorpe, York, YO23 2RX

Extended four bedroom detached property with large garden and driveway! Bishopthorpe village itself lies 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!

There is easy access to the A64 and an excellent primary school. Bishopthorpe falls into the catchment for Fulford, Tadcaster Grammar and Millthorpe Secondary Schools.

**Offers Over £500,000**

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- FOUR BEDROOMS
- TASTEFULLY PRESENTED THROUGHOUT
- GARAGE AND DRIVEWAY
- EXTENDED
- OPEN PLAN KITCHEN DINER
- IDEAL LOCATION
- WRAP AROUND GARDEN
- MULTIPLE RECEPTION ROOMS

## Offer Procedure



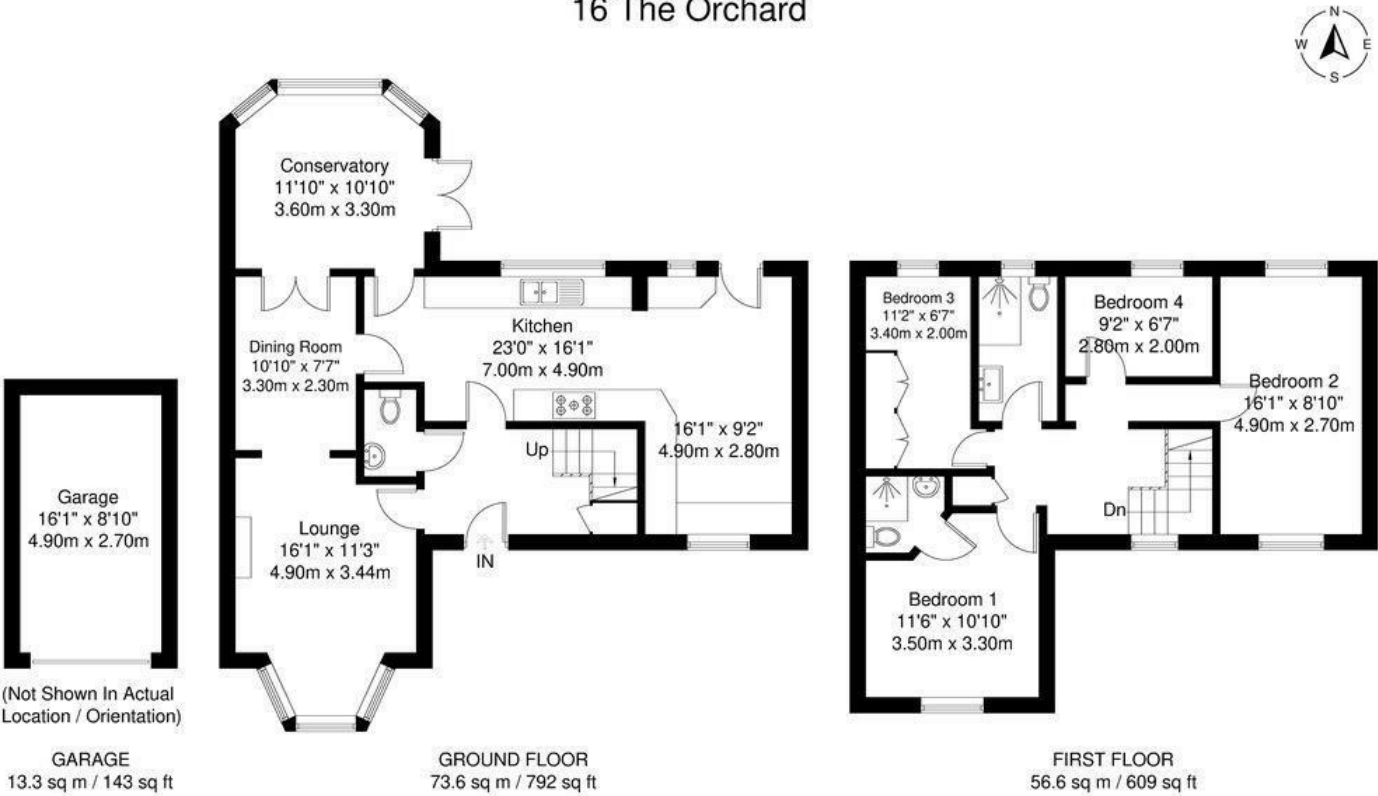
## Directions





Floor Plan

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APPROXIMATE GROSS INTERNAL AREA = 130.2 sq m / 1401 sq ft  
GARAGE = 13.3 sq m / 143 sq ft  
TOTAL = 143.5 sq m / 1544 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		