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## 2 Thornlands

Easingwold, York, YO61 3QQ

Located in the market town of Easingwold, this impressive five-bedroom detached home offers a wonderful opportunity for those seeking a spacious family residence. Built in 1974, the property boasts a generous layout with three reception rooms, providing ample space for both relaxation and entertaining.

**£500,000**

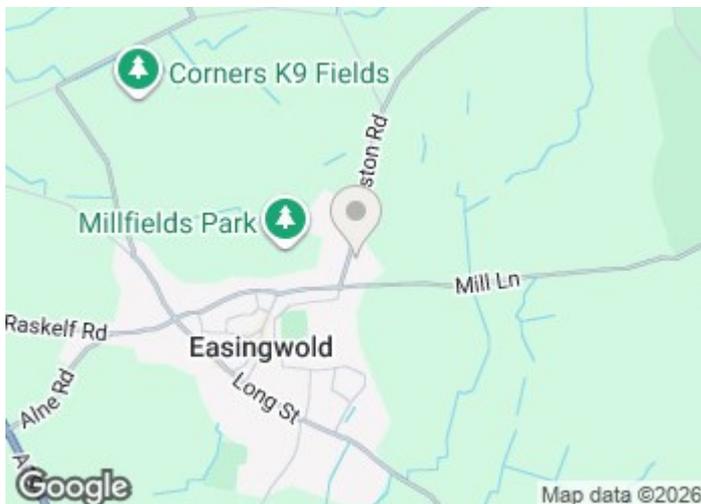
# 2 Thornlands

Easingwold, York, YO61 3QQ



- Detached home in market town of Easingwold
- Ground Floor Shower Room and First Floor Bathroom
- Garage & Utility Room
- Five Bedrooms
- Attractive Plot
- Three Reception Rooms
- In need of Cosmetic Refurbishment

## Offer Procedure

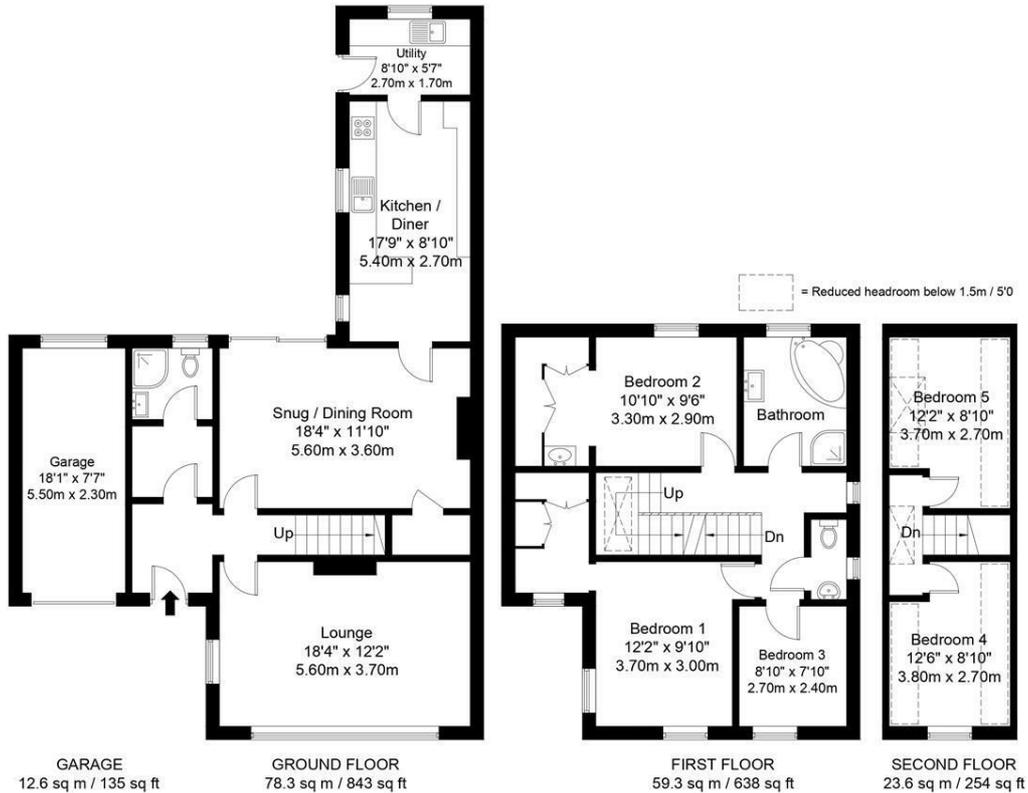


## Directions



# Floor Plan

## 2 Thornlands



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	