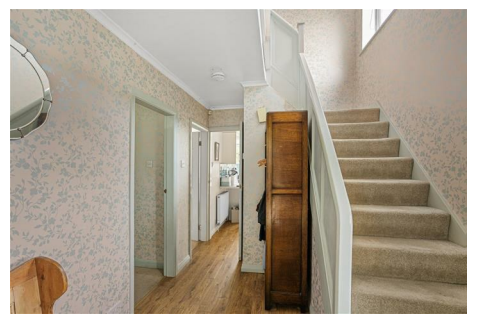


N A I S H
E S T A T E A G E N T S



Y O R K
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26 Bracken Road , York, YO24 1JT

An extended four-bedroom semi-detached house with views over York Racecourse and beyond, ready to move into and located in a highly sought after area just off Tadcaster Road and benefitting from nearby shops, schools and amenities. ****VIDEO AVAILABLE TO APPRECIATE THE LOCATION & PLOT****

Offers Over £525,000

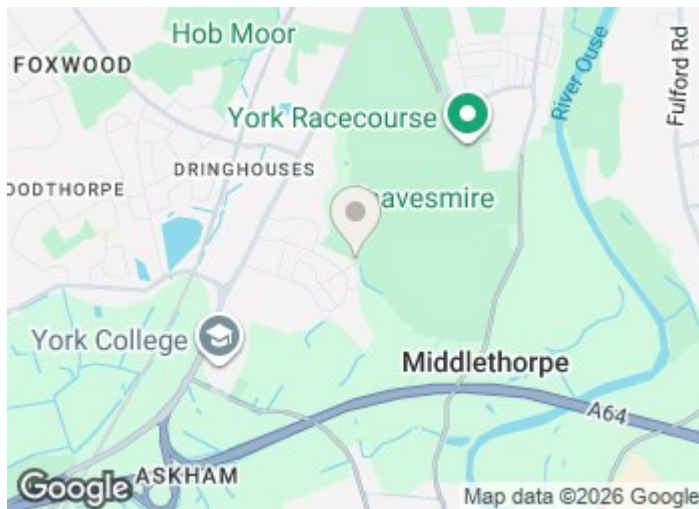
26 Bracken Road

, York, YO24 1JT



- Extended 4 Bedroom Semi Detached

Offer Procedure

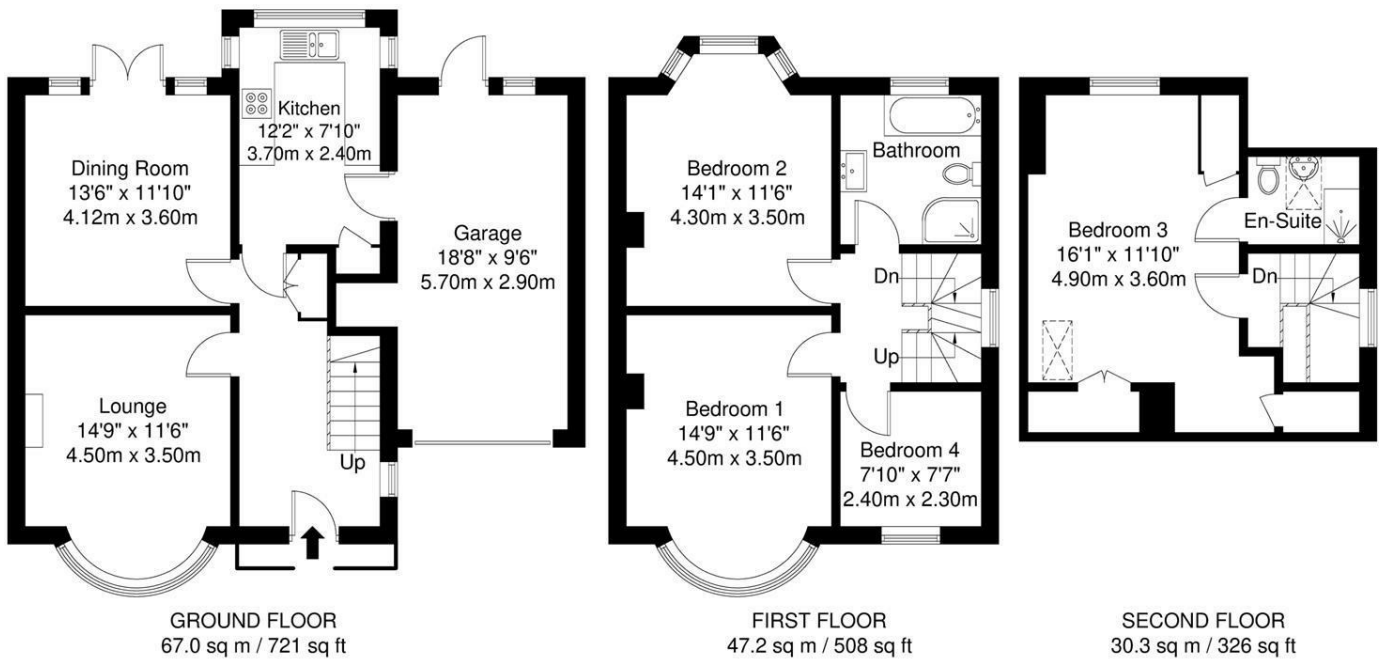


Directions



Floor Plan

26 Bracken Road



APPROXIMATE GROSS INTERNAL AREA = 144.5 sq m / 1555 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		
(81-91)	B		
(69-80)	C	71	78
(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	