

NAISH
ESTATE AGENTS



YORK
EST. 1939



74 Acaster Lane

Bishopthorpe, York, YO23 2SG

**** Property sold off market by Naish Estate Agents **** Three bedroom detached property in the heart of Bishopthorpe Village. A much-loved home for many years requiring refurbishment.

Offers In The Region Of £320,000

74 Acaster Lane

Bishopthorpe, York, YO23 2SG



- Three-bedroom detached home in a sought-after Bishopthorpe location
- Well maintained, clean and tidy but requiring modernisation
- Two double bedrooms, one single bedroom and a family bathroom
- Situated along the ever popular Acaster Lane
- Spacious front-facing lounge with attractive open field views
- Large driveway, detached garage and enclosed rear garden with patio
- Offered for sale with no onward chain
- Open plan kitchen diner with access to a rear conservatory
- Excellent village location close to amenities, schools and York city centre

Offer Procedure

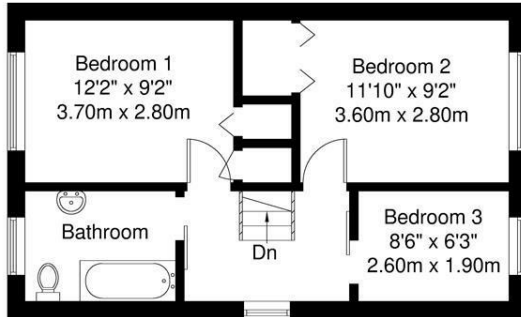


Directions

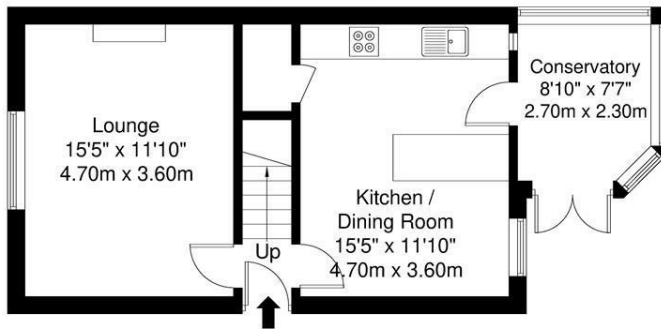


Floor Plan

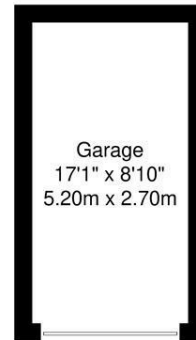
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FIRST FLOOR
40.5 sq m / 435 sq ft



GROUND FLOOR
45.8 sq m / 492 sq ft



SECOND FLOOR
14 sq m / 150 sq ft

APPROXIMATE GROSS INTERNAL AREA = 86.3 sq m / 927 sq ft
GARAGE = 14 sq m / 150 sq ft
TOTAL = 100.3 sq m / 1077 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	