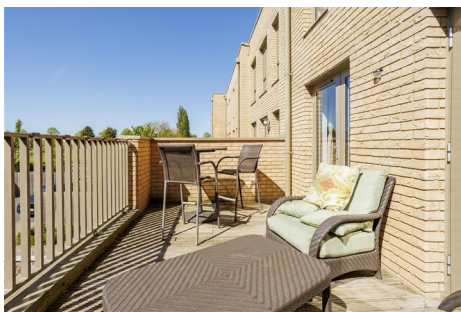


N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 64 Clock Tower Way , York, YO23 1PP

Stunning Modern Three Storey Town House, 3/4 Bedrooms, 2 Bathrooms, Living Room, Open Plan Kitchen with Dining area, Balcony Over looking the Knavesmire. Available mid to late June.

**£2,500 Per Month**

# 64 Clock Tower Way

, York, YO23 1PP



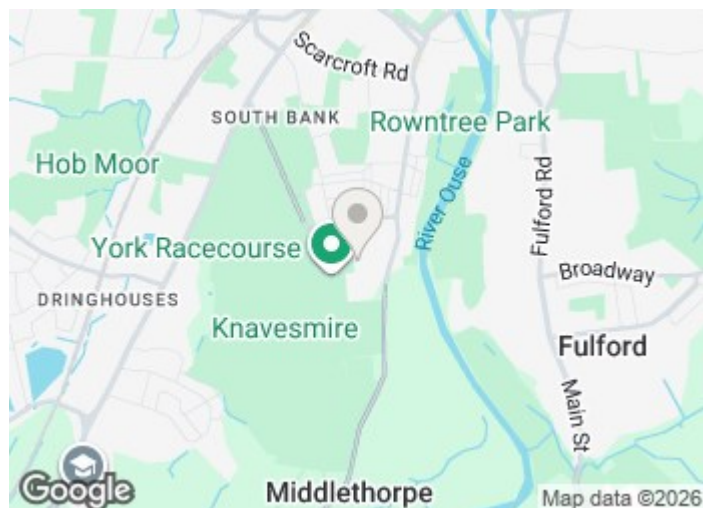
- Beautiful Location near the York Racecourse
- 3/4 Bedrooms, Master with Ensuite
- Lounge with Balcony
- Available End of May
- Modern Mid Three Storey Town House
- Study/4th Bedroom
- Gated Parking available
- Finished to a High Standard
- Kitchen with Dining Area
- Rear Garden

## Property Description

## Costs and utilities

## Environs

## Holding Deposit

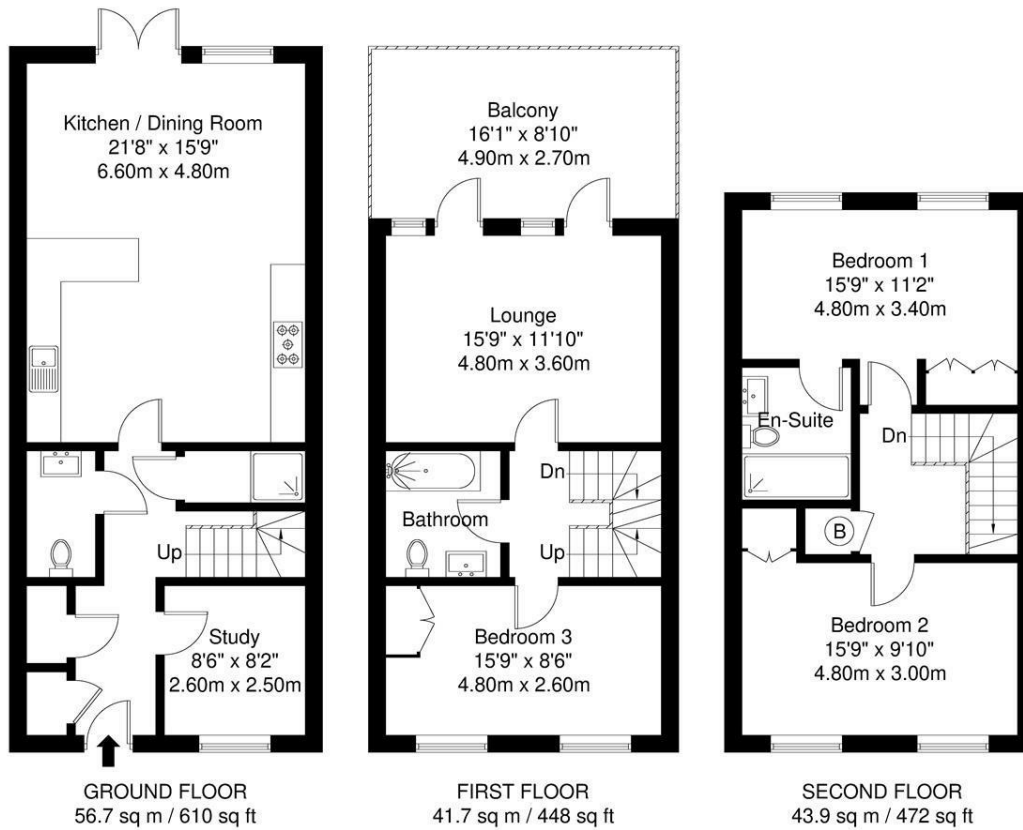


## Directions



# Floor Plan

## 64 Clock Tower Way



**APPROXIMATE GROSS INTERNAL AREA = 142.3 sq m / 1530 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) <b>A</b>		85	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	