

N A I S H

ESTATE AGENTS



YORK
EST. 1939



4 Lamplugh Crescent Bishopthorpe, York, YO23 2SR

A spacious dormer bungalow with excellent potential, this three/four-bedroom home occupies a popular residential position and offering spacious, versatile accommodation arranged over two floors. Having been a much-loved home for many years, the property now presents an exciting opportunity for a new owner to modernise and personalise, creating a home perfectly suited to their own requirements.

£350,000

4 Lamplugh Crescent

Bishopthorpe, York, YO23 2SR



- Semi-detached home
- Popular village of Bishopthorpe
- Over 1100sqft of living accommodation
- Three/Four Bedrooms
- Private rear garden
- Garage & Driveway
- No onward chain

Offer Procedure

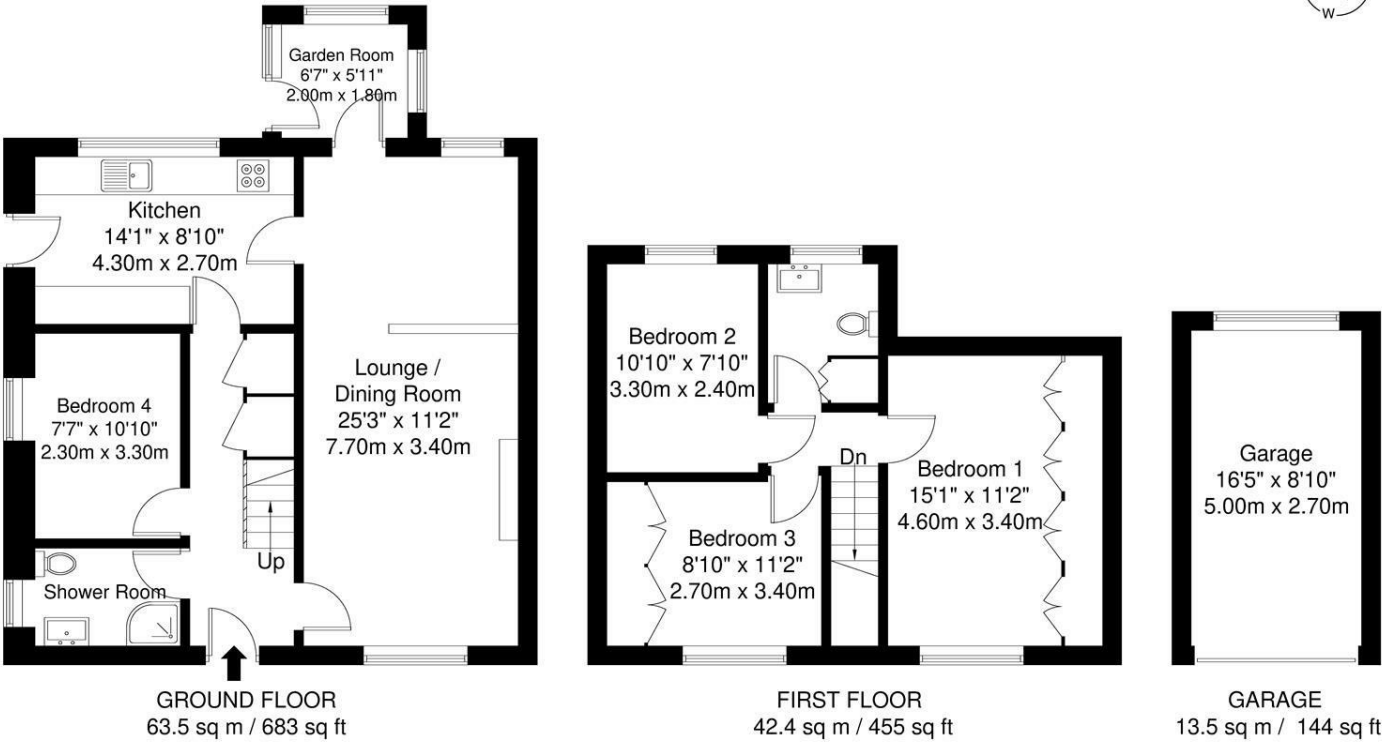


Directions



Floor Plan

4 Lamplugh Crescent



APPROXIMATE GROSS INTERNAL AREA = 105.9 sq m / 1138 sq ft
GARAGE = 13.5 sq m / 144 sq ft
TOTAL = 119.4 sq m / 1282 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) 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		