

N A I S H

ESTATE AGENTS



YORK
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2 Vine Cottages Pump Alley

Bolton Percy, York, YO23 7AE

Tucked away within a peaceful cul-de-sac in the highly desirable village of Bolton Percy, this beautifully presented three-bedroom cottage offers an exceptional blend of character, comfort and modern living. Immaculately maintained throughout, the property is ready to move straight into and benefits from a single garage and delightful gardens, all set against a picturesque backdrop of mature trees.

Offers Over £325,000

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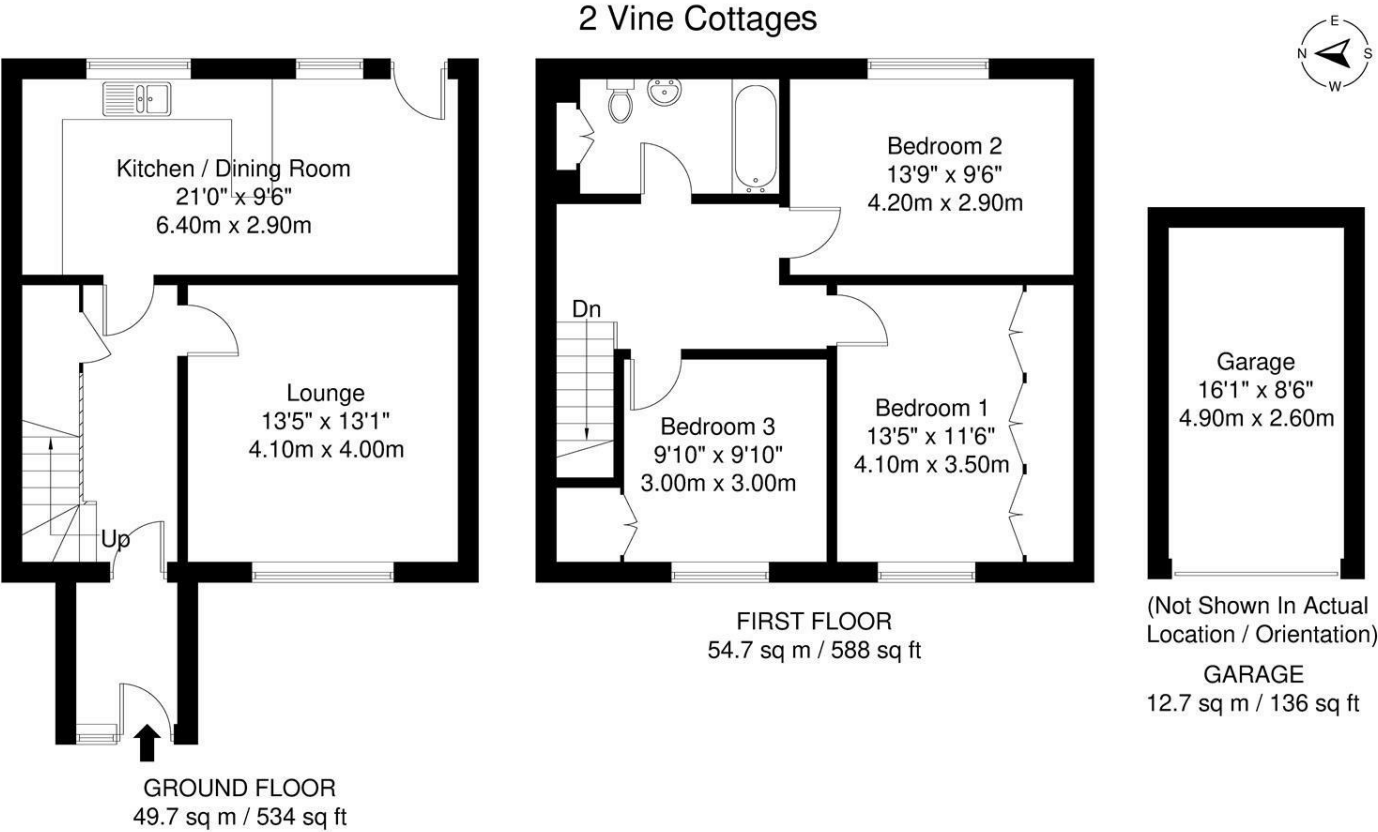
- Beautifully presented Cottage
- Excellent access to York, Leeds, the A64 and A1(M)
- Private rear garden surrounded by mature trees
- Sought-after village location in the heart of Bolton Percy
- Surrounded by beautiful North Yorkshire countryside and scenic walks
- No onward chain
- Three well-proportioned bedrooms
- Wonderful blend of village charm and modern convenience



Directions



Floor Plan



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.

