



## 4 New Lane, Bishopthorpe , YO23 2QS

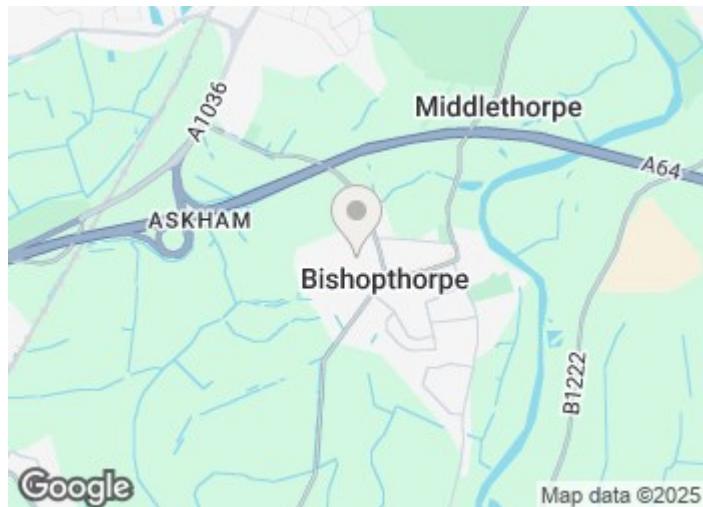
Stunning two-bedroom cottage set along a peaceful charming road in Bishopthorpe, York. Potential to extend into loft.

**Asking Price £425,000**

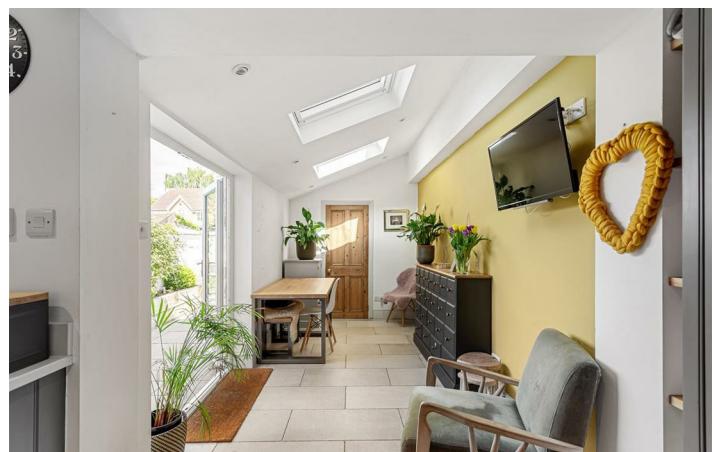
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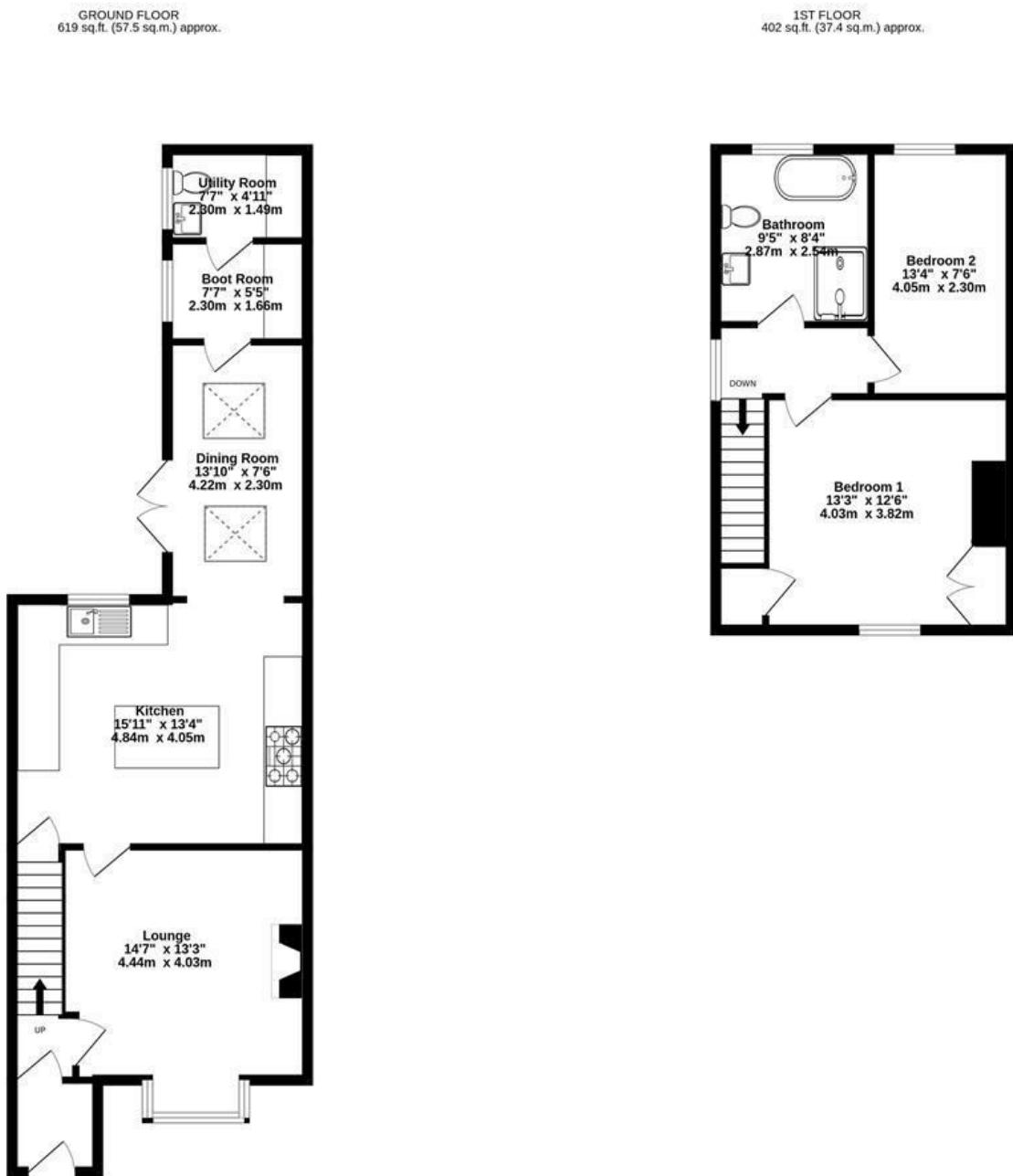
- Stunning Character Cottage
- Off Street Parking
- Potential to add third bedroom
- Two Bedrooms
- Charming Gardens
- Extended
- Beautifully presented



## Directions



## Floor Plan



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		63
(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	