

N A I S H  
E S T A T E A G E N T S



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## 7 Adelaide Street , York, YO23 1DL

This beautiful three-bedroom property is situated in the sought-after location just off Bishopthorpe Road and offers easy access to all local amenities including an array of independent shops, restaurants and pubs. A short walk to the famous 'York Racecourse', Rowntree Park and the City Centre, this is an incredible location for those looking to be part of a wonderful community.

**£390,000**

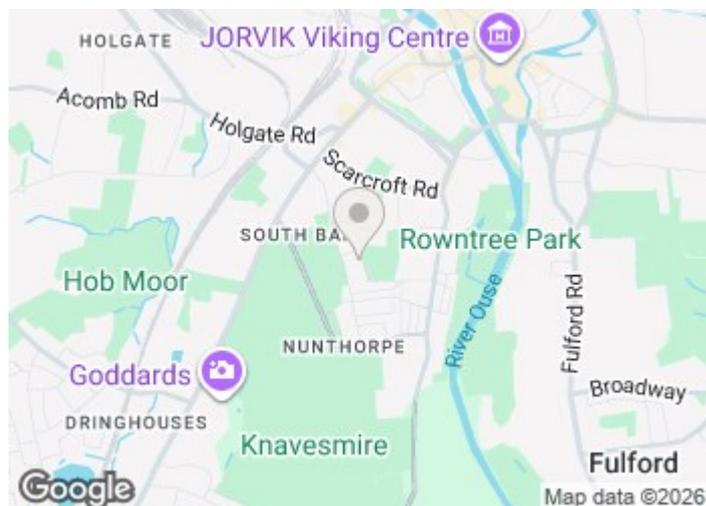
# 7 Adelaide Street

, York, YO23 1DL



- Period Property
- Open Plan Living Accomodation
- On Street Parking
- Three Bedrooms
- South-Facing Rear Courtyard
- Converted Loft Space
- Immaculate Condition

## Offer Procedure

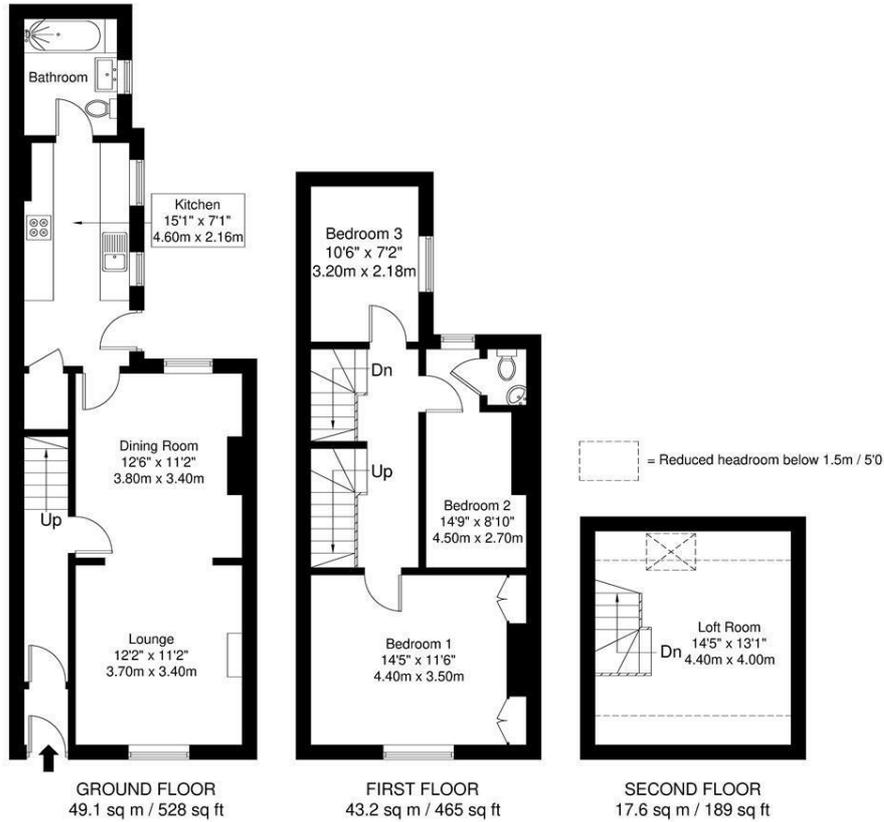


## Directions



# Floor Plan

## 7 Adelaide Street



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</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	