

N A I S H

ESTATE AGENTS



YORK
EST. 1939



2 Pond Garth

, York, YO1 7NB

This beautifully presented four storey town-house offers substantial & versatile internal accommodation including four bedrooms, three reception rooms and is placed close to the city centre, within the city walls.

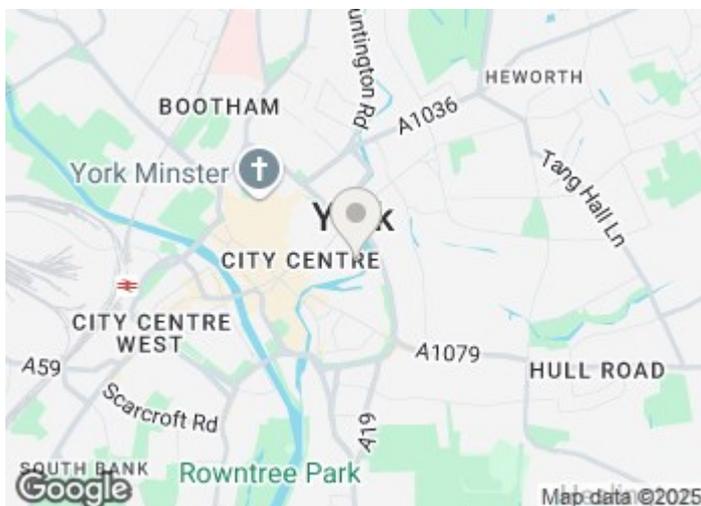
£550,000

2 Pond Garth

, York, YO1 7NB



- City Centre Location
- Four Bedrooms
- NO CHAIN
- Four Storey Townhouse
- Three Reception Rooms
- Courtyard & Balcony areas
- Two Secure Parking Spaces

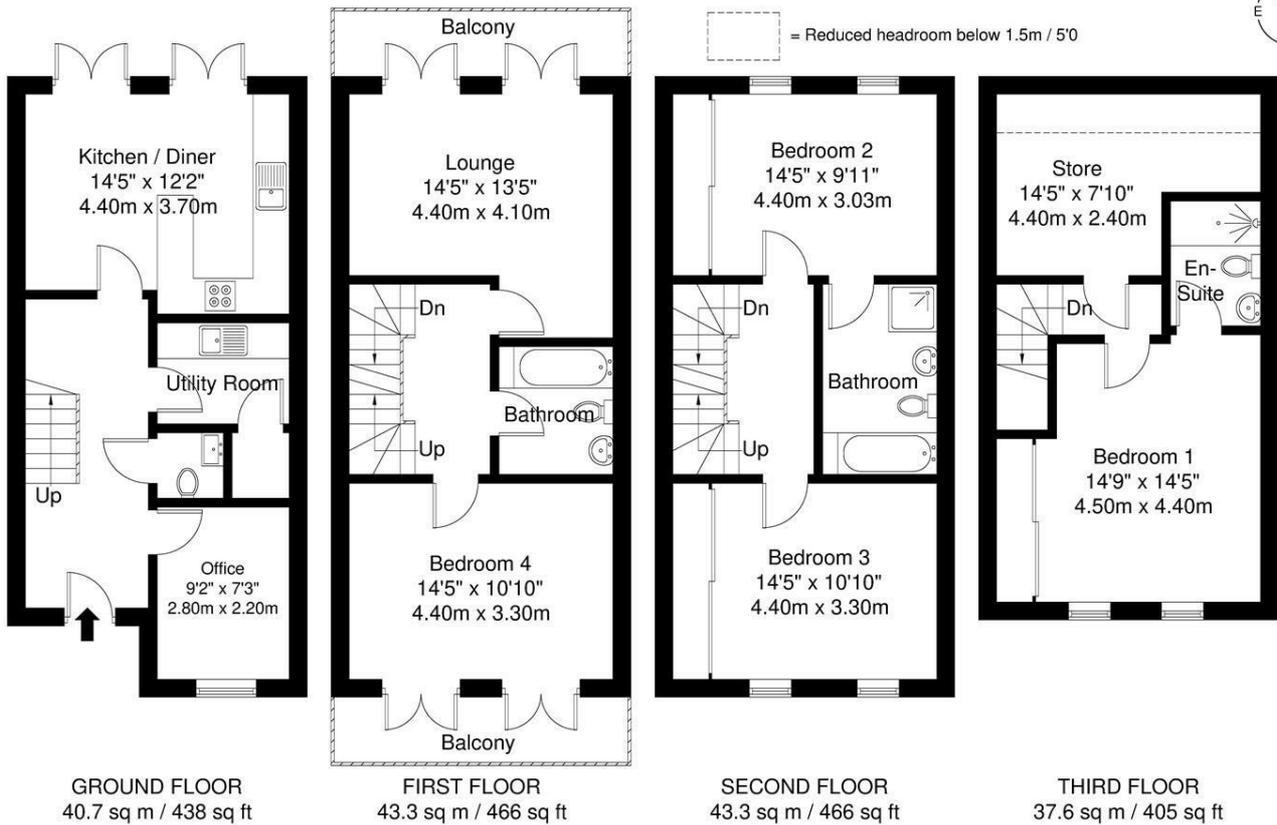


Directions



Floor Plan

2 Pond Garth



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	80	
(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	