

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



Y O R K
E S T . 1 9 3 9



Maple Court

Tholthorpe, Easingwold, YO61 1SY

3 Bedroom Detached Bungalow- Maple Court, Tholthorpe

Offers In The Region Of £575,000

Maple Court

Tholthorpe, Easingwold, YO61 1SY



- Two plots remaining within an exclusive
- Located in the village of Tholthorpe, approx. 4 miles from Easingwold
- Approx. 12 miles north-west of York
- Air Source Heat Pump providing energy-efficient heating
- Designed with modern, future-proof features
- Contemporary design with traditional craftsmanship
- Close to the Howardian Hills Area of Outstanding Natural Beauty
- Peaceful semi-rural village setting

Offer Procedure



Directions



Floor Plan

Plot 2, Maple Court



GROUND FLOOR
129.5 sq m / 1393 sq ft
APPROXIMATE GROSS INTERNAL AREA = 129.5 sq m / 1393 sq ft
 GARAGE = 38.4 sq m / 413 sq ft
TOTAL = 167.9 sq m / 1806 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 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) 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	