

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



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27 Sim Balk Lane
, Bishopthorpe, YO23 2QH

A rare opportunity to purchase a substantial period family home in the picturesque and much sought after village of Bishopthorpe, York.

Offers In The Region Of £975,000

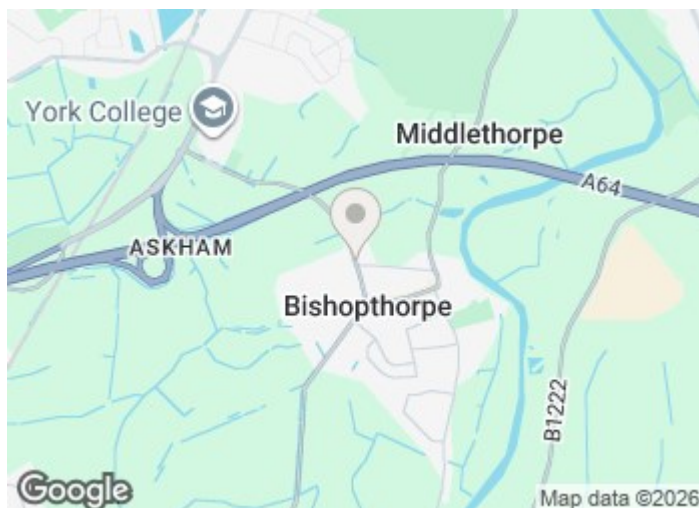
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- Extended 5-bedroom semi-detached character home
- Stunning open-plan kitchen/dining/family room extension
- Large front reception room with bay window and log burner
- Off-street parking for up to five cars
- Built in 1929 with retained period features
- Full-width sliding doors to west-facing garden
- Separate home office and downstairs WC
- Double-storey side extension and loft conversion
- High-spec integrated kitchen with quartz worktops
- Jack & Jill en-suite plus luxury family bathroom

Offer Procedure

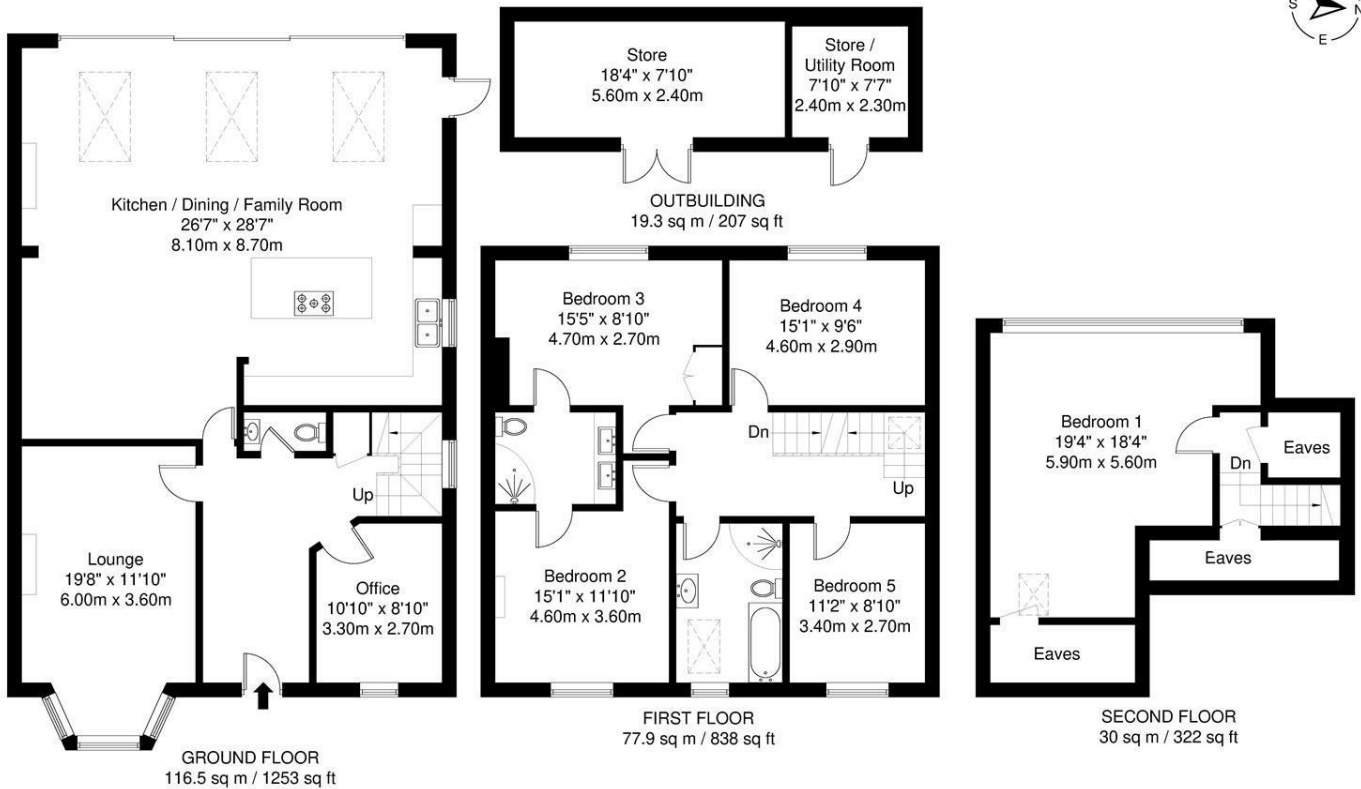


Directions



Floor Plan

27 Sim Balk Lane



APPROXIMATE GROSS INTERNAL AREA = 224.4 sq m / 2415 sq ft
GARAGE = 19.3 sq m / 207 sq ft
TOTAL = 243.7 sq m / 2622 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	