



## 9 Main Street Bishopthorpe, York, YO23 2RA

A delightful period property offering a seamless blend of historic charm and modern convenience. Set back from the Main Street, this warm and inviting home offers the next owner an opportunity to create something very special. Offered with no onward chain.

Internally comprising of an entrance hall, a versatile living/dining room and kitchen with garden room. To the first floor are two double bedrooms and house bathroom. The converted loft can be used as another bedroom, or an office space for those working remotely.

Outside, the property is set back from the road and benefits from private parking, a low maintenance garden to the front and garden to the rear with lawn and patio areas. There is an additional outhouse with power and light, housing a w/c and utility area.

**£375,000**



# 9 Main Street

Bishopthorpe, York, YO23 2RA



- Period Property
- Private Parking
- Three Bedrooms
- Front & Rear Gardens
- Popular Village Location
- No onward chain

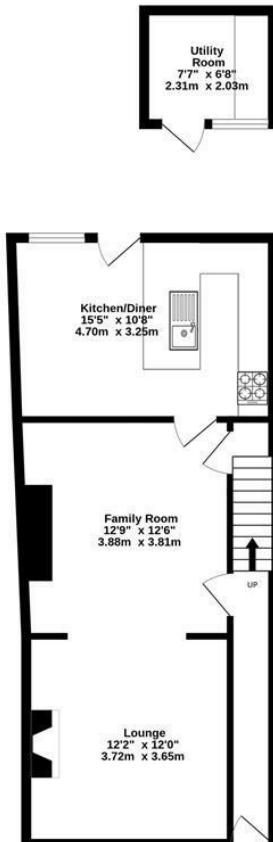


## Directions

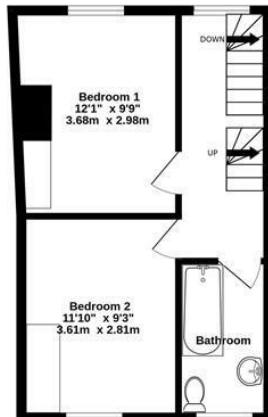


## Floor Plan

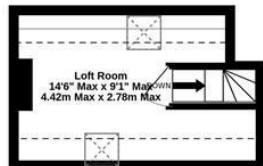
GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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		77
(69-80) C		62
(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	