

N A I S H
ESTATE AGENTS



YORK
EST. 1939



13 Colenso Street , York, YO23 1AS

A charming two-bedroom period home, in an enviable location of Clementhorpe. Located just off the vibrant Bishopthorpe Road, this well-presented two-bedroom period home is surrounded by a selection of independent shops and cafes. Within walking distance of scenic tree lined river walks, the Millennium Bridge, and Rowntree Park, this property offers both convenience and charm.

£325,000

13 Colenso Street

, York, YO23 1AS



- Two-Bedroom Period Property
- A short stroll from York City Centre & Railway Station
- Original Features Throughout
- First Floor Bathroom
- Walled Courtyard
- On Street Permit Parking

Offer Procedure

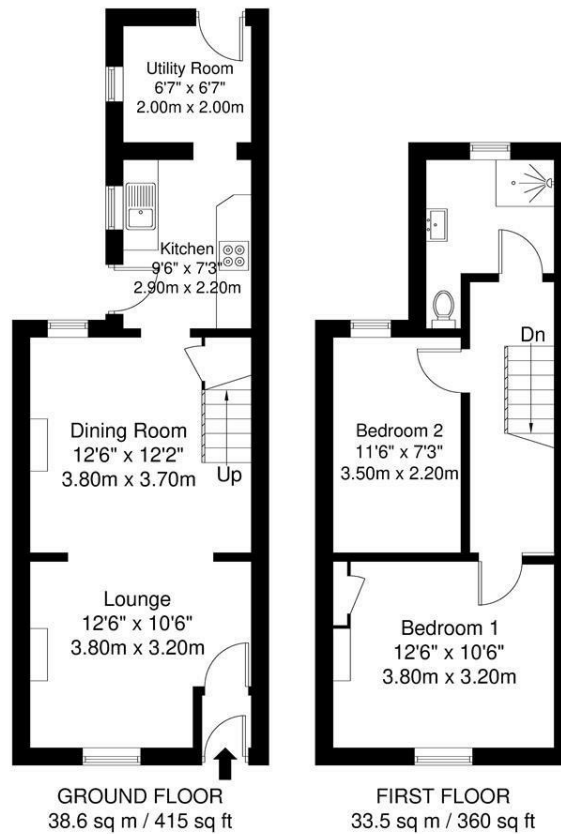


Directions



Floor Plan

13 Colenso Street



APPROXIMATE GROSS INTERNAL AREA = 72.1 sq m / 775 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			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	