

N A I S H

ESTATE AGENTS



YORK
EST. 1939



91B Main Street

Escrick, York, YO19 6JP

Beautifully Renovated Character Cottage | Three Double Bedrooms | Three En Suites | Fulford School Catchment | 1,253 Sq Ft

Offers In The Region Of £375,000

91B Main Street

Escrick, York, YO19 6JP

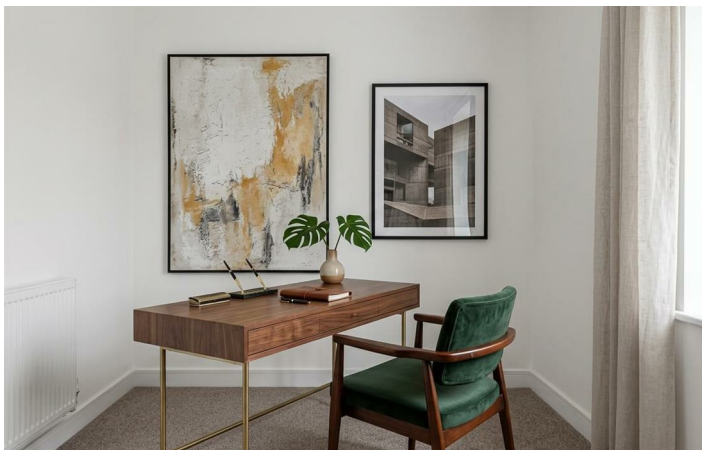


- Beautifully renovated character cottage
- Sought-after village location in Escrick
- Within Fulford School catchment
- Approx. 1,253 sq ft of accommodation
- Stunning open-plan kitchen and living space
- Quality integrated kitchen with island breakfast bar
- Bi-folding doors opening onto the garden
- Versatile second reception room
- Fully enclosed rear garden with patio
- Superb access to York, the A19 and A64

Offer Procedure

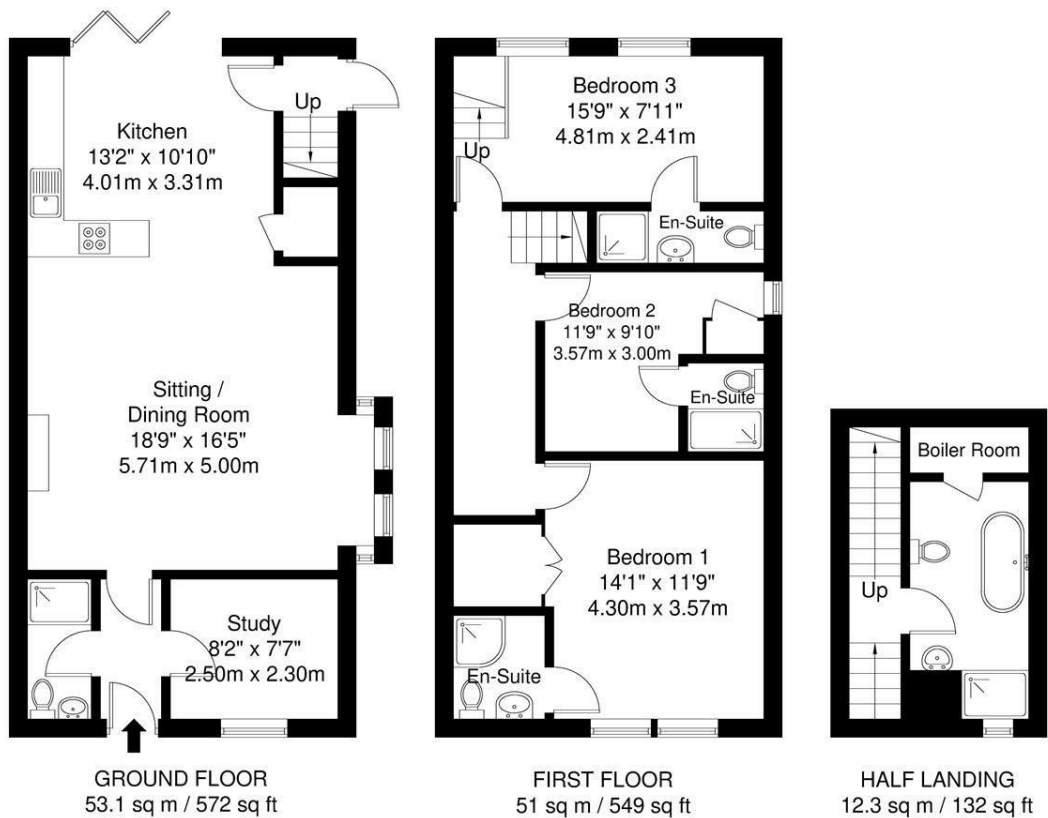


Directions



Floor Plan

91b Main Street



APPROXIMATE GROSS INTERNAL AREA = 116.4 sq m / 1253 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		