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Plot 3 Maple Court , Tholthorpe, YO61 1SY

3 Bedroom Detached Bungalow- Maple Court, Tholthorpe

Offers In The Region Of £575,000

Plot 3 Maple Court

, Tholthorpe, YO61 1SY



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

Offer Procedure

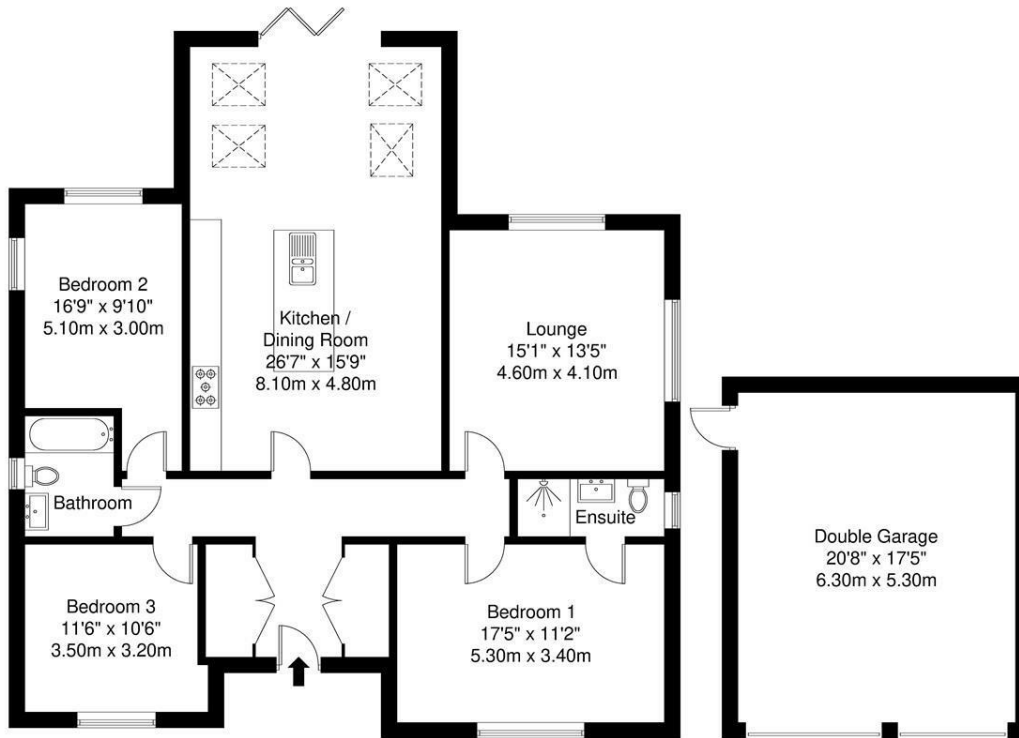


Directions



Floor Plan

Plot 3, Maple Court



GROUND FLOOR
 127.8 sq m / 1375 sq ft
APPROXIMATE GROSS INTERNAL AREA = 127.8sq m / 1375 sq ft
GARAGE = 33.4 sq m / 359 sq ft
TOTAL = 161.2 sq m / 1734 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	