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E S T A T E A G E N T S



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## 81 Thorpe Street , York, YO23 1NJ

A beautiful three-bedroom period fore-courted end-terrace home, perfectly positioned on Thorpe Street, just off the highly sought-after Bishopthorpe Road. Renowned for its vibrant community, excellent amenities, and easy access to York city centre, Rowntree Park, and picturesque riverside walks, this location suits all lifestyles.

**Offers In The Region Of £460,000**

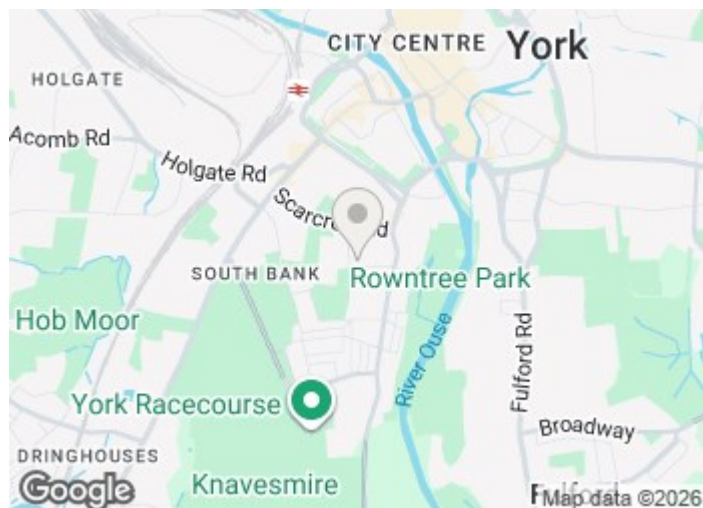
# 81 Thorpe Street

, York, YO23 1NJ

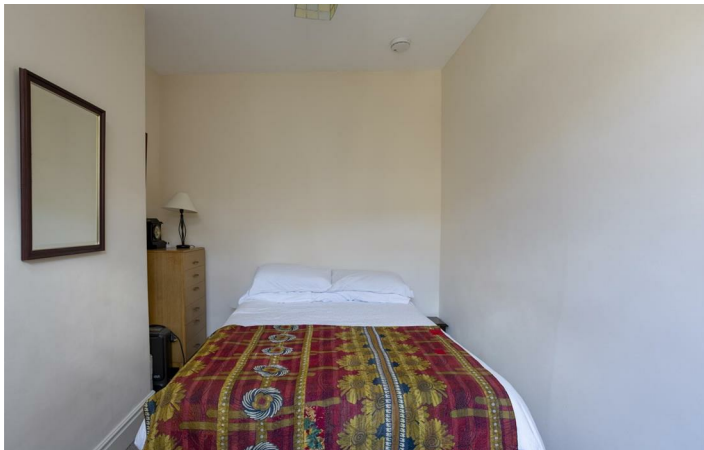
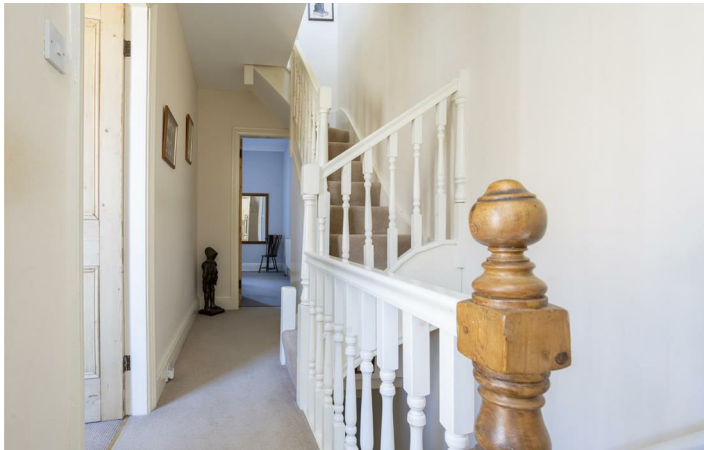


- End-Terrace Property
- Fore-Courted Period Home
- Three Bedrooms
- Utility & W/C
- Two Reception Rooms
- Popular Location

## Offer Procedure

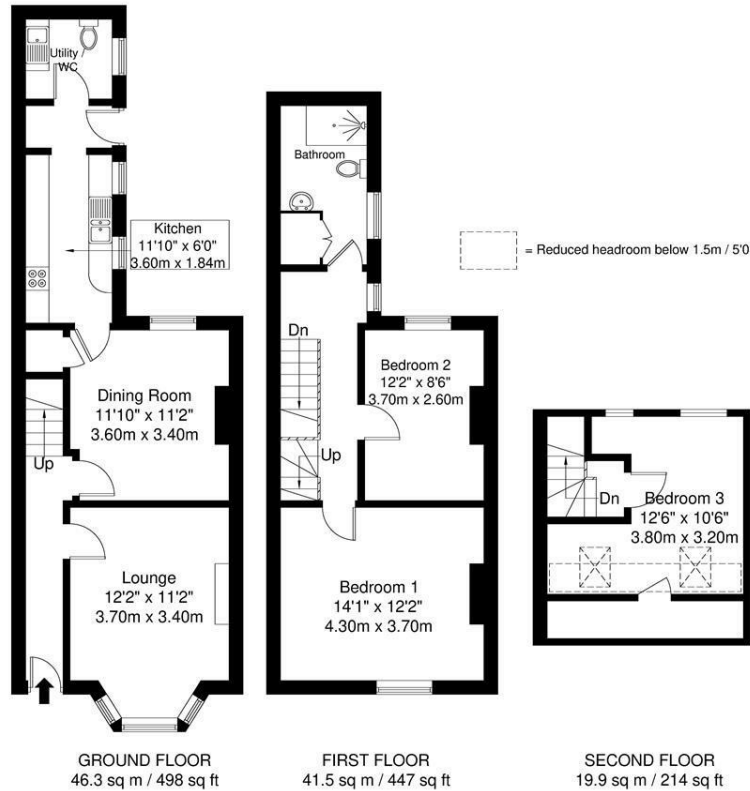


## Directions



# Floor Plan

81 Thorpe Street



**APPROXIMATE GROSS INTERNAL AREA = 107.7 sq m / 1159 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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	