

N A I S H  
E S T A T E A G E N T S



Y O R K  
E S T . 1 9 3 9



**8 Sargent Avenue**  
Bishopthorpe, York, YO23 2QY

Substantial five bedroom detached family home in the heart of Bishopthorpe

**Offers Over £764,000**

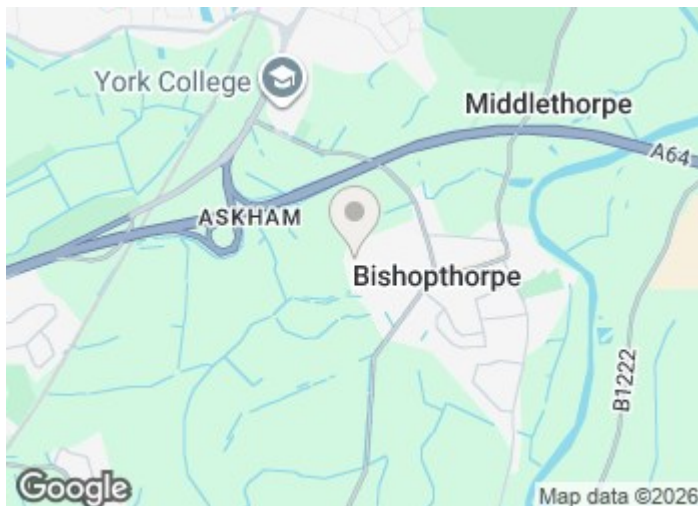
# 8 Sargent Avenue

Bishopthorpe, York, YO23 2QY



- 5 Bedrooms
- Double Garage
- Enviably Location Within Sought After Village
- Detached Family Home
- Spacious living areas
- Large Garden
- Excellent Schools Catchment

## Offer Procedure

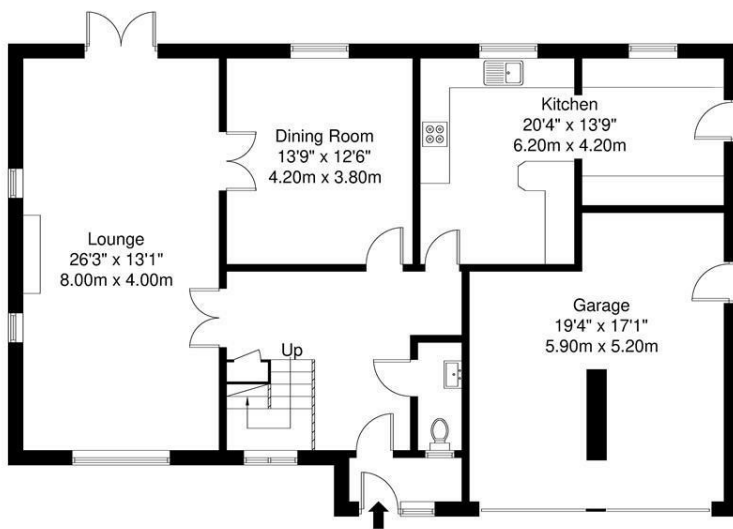


## Directions

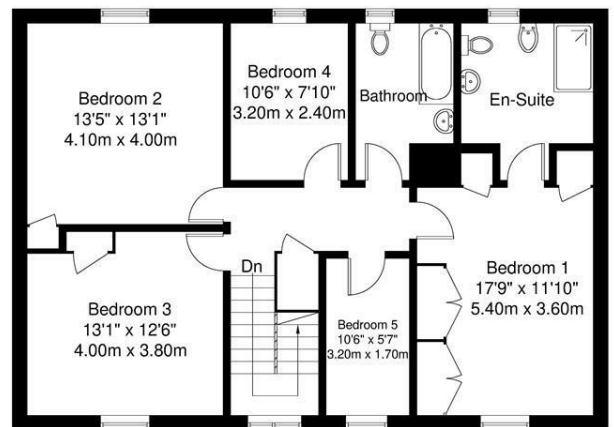


# Floor Plan

## 8 Sargent Avenue



**GROUND FLOOR**  
122.4 sq m / 1317 sq ft



**FIRST FLOOR**  
92.4 sq m / 994 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 214.8 sq m / 2311 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](mailto:naish@naishproperty.co.uk) [www.naishproperty.co.uk](http://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	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	