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36 Albemarle Road , York, YO23 1ER

A beautifully presented three-bedroom end terrace home occupying a truly enviable position overlooking the Little Knavesmire, with rare off-street parking and far-reaching views across York Racecourse.

Asking Price £425,000

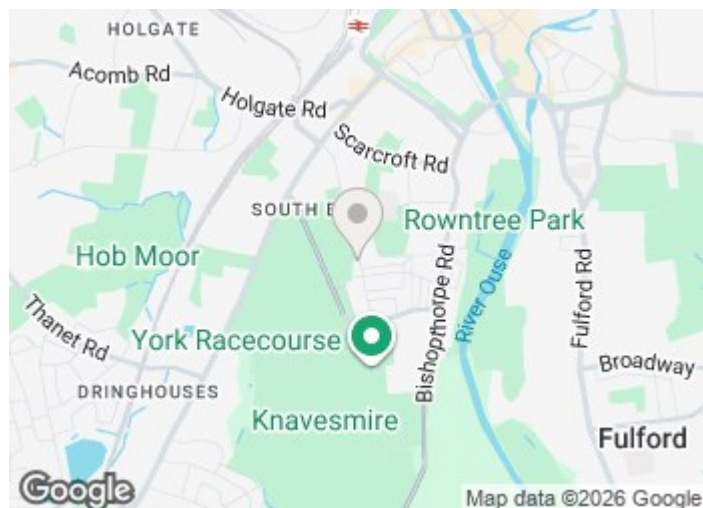
36 Albemarle Road

, York, YO23 1ER



- Prime South Bank location overlooking the Little Knavesmire and York Racecourse.
- Rare end terrace position offering enhanced privacy and additional natural light.
- Highly sought-after off-street parking, a feature seldom found in the area.
- Beautifully presented throughout with tasteful décor and period character.
- Spacious lounge with high ceilings and stunning views across the racecourse.
- Separate dining room leading into the kitchen, ideal for family living and entertaining.
- Enclosed patio terrace providing a private and secure outdoor space for relaxing, entertaining and children's play.
- Within walking distance of the vibrant Bishopthorpe Road ("Bishy Road"), offering an array of independent cafés, shops, restaurants and local amenities.
- Electric car charge

Offer Procedure

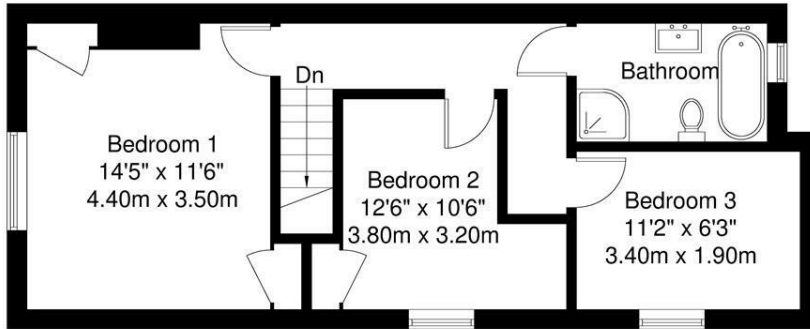


Directions

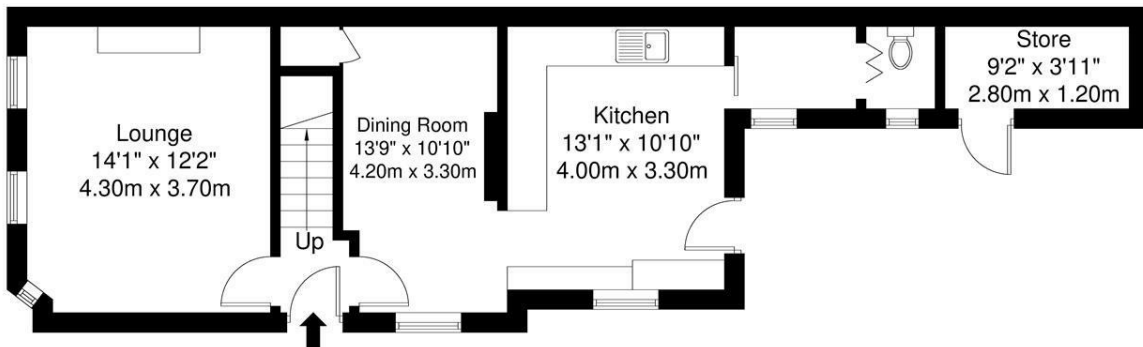


Floor Plan

36 Albemarle Road



FIRST FLOOR
50.1 sq m / 539 sq ft



GROUND FLOOR
52.5 sq m / 565 sq ft
APPROXIMATE GROSS INTERNAL AREA = 102.6 sq m / 1104 sq ft
(INCLUDING STORE)

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) A			
(81-91) B			
(69-80) C			80
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	