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



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## 55 Keble Park North Bishopthorpe, York, YO23 2SX

A wonderful three-bedroom semi-detached home located on a generous corner plot in the highly sought-after village of Bishopthorpe. The property has been modernised throughout and provides move-in-ready accommodation.

**£425,000**

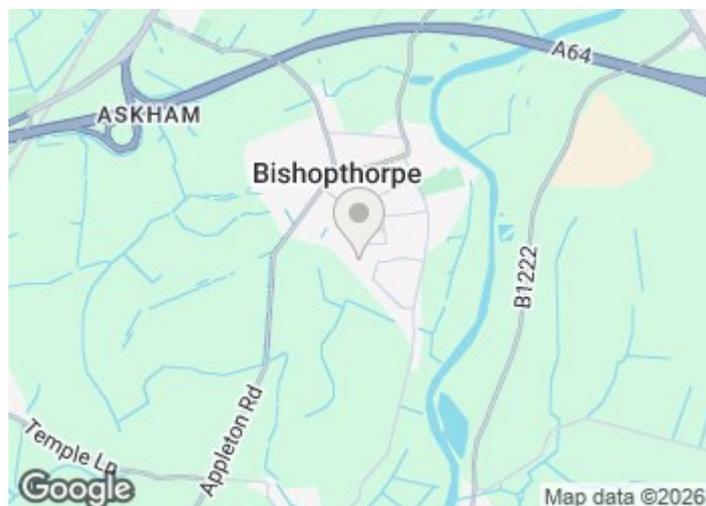
# 55 Keble Park North

Bishopthorpe, York, YO23 2SX



- Three Bedroom Semi-Detached Home
- Incredible House Bathroom
- Popular Village Location
- Generous Living Accomodation
- Large Kitchen with seating area
- Large Garage & Store
- Three Double Bedrooms & Home Office
- Driveway for multiple cars

## Offer Procedure

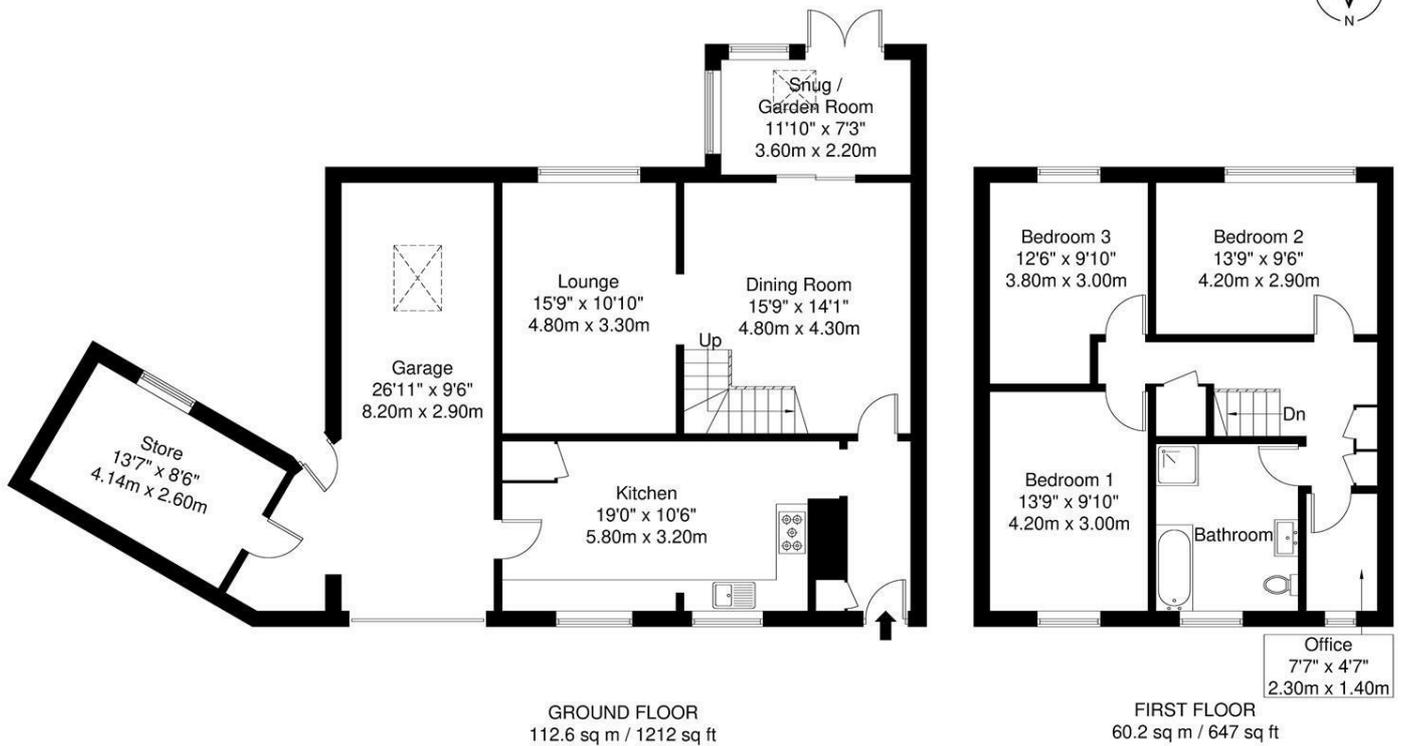


## Directions



# Floor Plan

## 55 Keble Park North



**APPROXIMATE GROSS INTERNAL AREA = 172.8 sq m / 1859 sq ft**  
(Including Garage)

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		86
(69-80)	C	76	
(55-68)	D		
(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	