



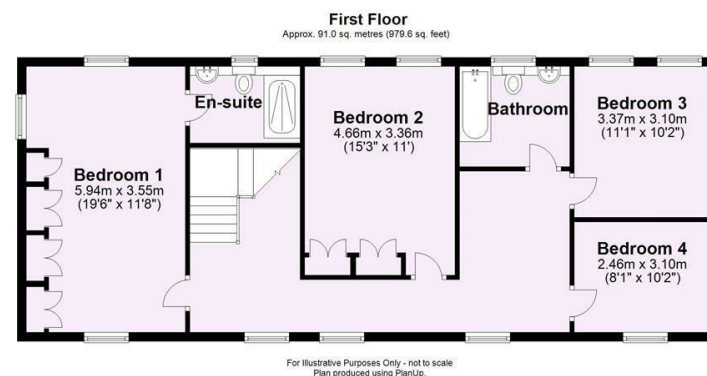
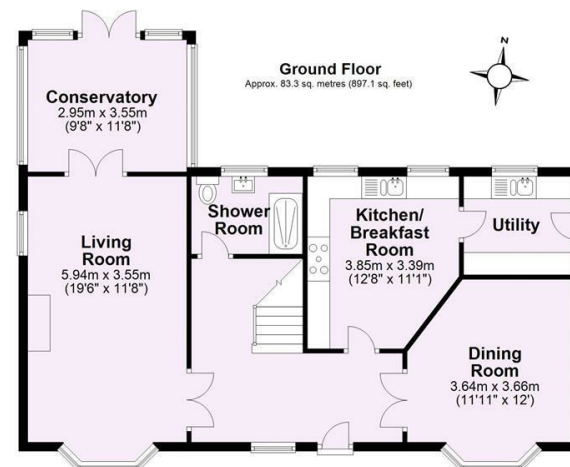
2 Lady Wortley Place, Middlethorpe, York YO23 2QU

SUPERB LOCATION An exceptional four bedroom property located in the exclusive hamlet of Middlethorpe just two miles from York City Centre and close to the village of Bishopthorpe .

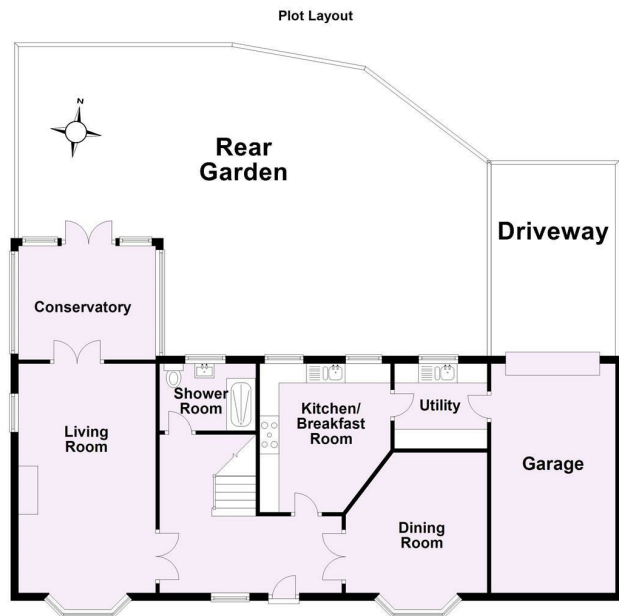
- Charming & Spacious Modern House
- Unique Development in Peaceful Surroundings
- Elegant Sitting Room with Conservatory Off
- Separate Dining Room
- Fitted Kitchen & Utility
- Master Suite
- Two Further Double Bedrooms.
- Fourth Single Bedroom or Study
- Attractive Courtyard Garden
- Single Garage & Driveway

Guide Price £700,000


Tenure: Freehold







For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	67	78
	England & Wales	
	EU Directive 2002/91/EC	
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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