



1 Blackberry Close Thorganby  
York, YO19 6DB  
**£465,000**

 3  3  2 



**Bedroom 1**

Large master bedroom with windows to rear

**En Suite**

Walk in shower cubicle, wash hand basin and w.c.

**Bedroom 2**

Double sized bedroom with window to rear

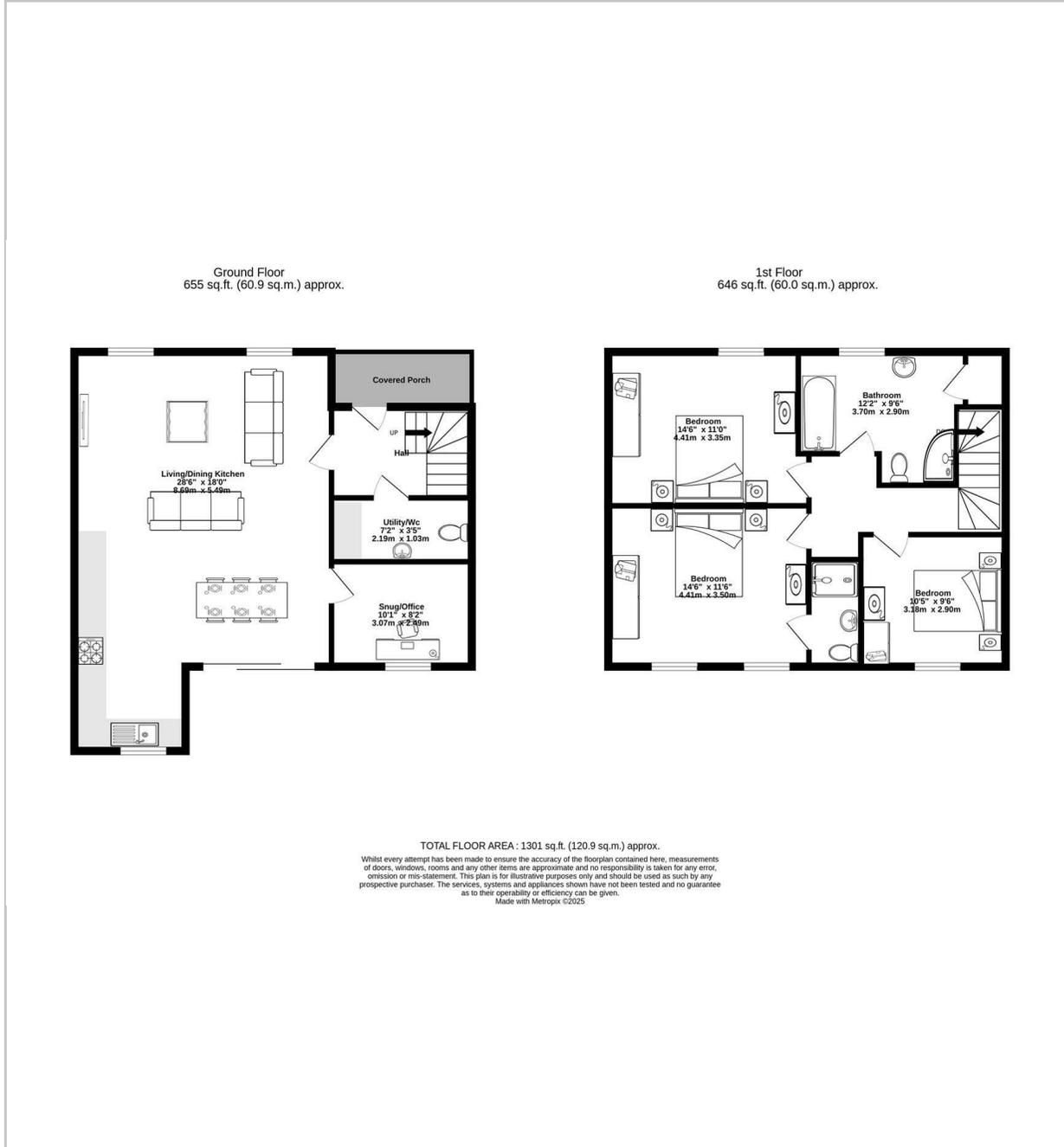
**Bedroom 3****Bathroom**

Three piece white suite including panelled bathe, wash hand basin, w.c

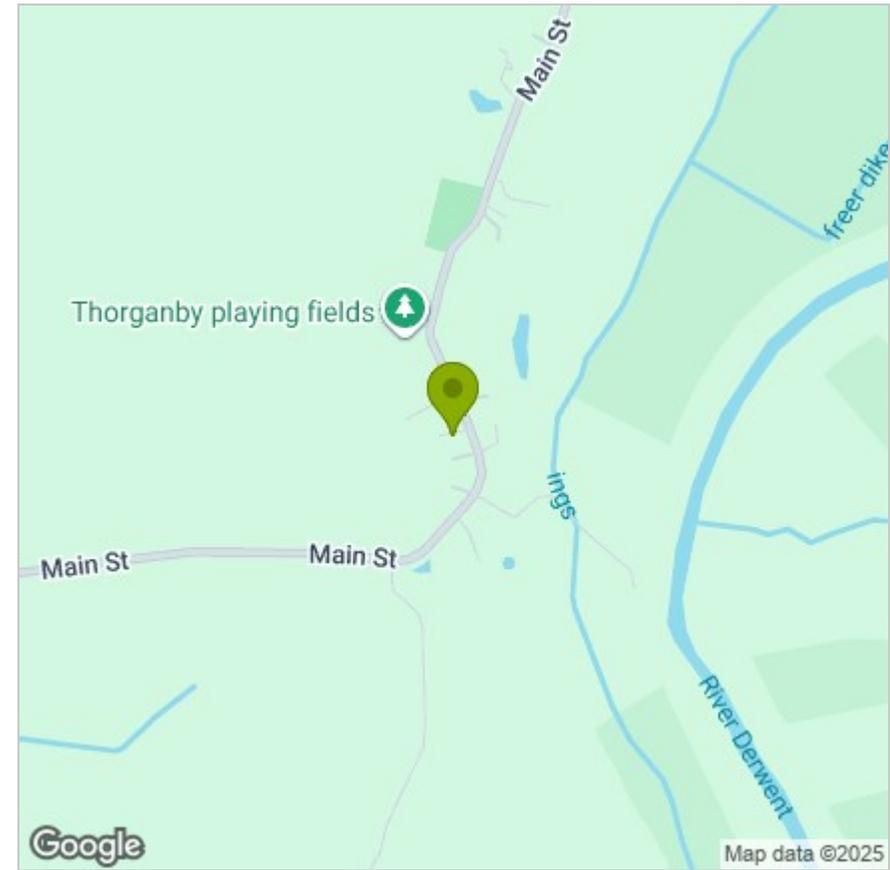
**Note**

All sizes and room layouts are provided by the developer and may be subject to change during the builder.

# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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	

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.