



8 The Coppice
Bishopthorpe, York YO23 2QP

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£450,000

This charming detached property lies in a quiet cul-de-sac in the ever popular village of Bishopthorpe. With a versatile layout you can create a space that works for your family, its the perfect property to make your own. Another bonus to the property is the enclosed garden, edge with trees and a mature hedging, ample off street parking and a detached garage.

Bishopthorpe is a great location for young and old alike, offering a large Co-op, Post office, Newsagents, Pharmacy, bakers, a new influx of cafes and many hairdressers. The village also has a lovely nursery and infant school with secondary school catchment area for Tadcaster and Fulford.

A must see property with no forward chain!! Call now to view.

Council Tax Band E
EPC Rating E

Entrance

Opaque glazed door with opaque side light.

Entrance Hallway

Stairs to the first floor. Doors to further rooms. Radiator.

Lounge

22' x 11'10 max (6.71m x 3.61m max)

UPVC window. Radiator. Brick fireplace and heath. Door to kitchen. Double doors to leading into the family room.

Family Room

11'1 x 7'10 (3.38m x 2.39m)

UPVC sliding doors leading to the garden. Radiator.

Kitchen

12'10 min x 9'9 (3.91m min x 2.97m)

Fitted with wall and base units and coordinating worktops. Space for under counter fridge, built in oven with 4 ring gas hob and extractor hood above. Built in dishwasher. One and a half bowl sink with drainer. Pantry cupboard. UPVC window. Wooden glazed door leading to the utility room. Wooden door to the garden.

Bedroom Three

12'1 x 8'9 (3.68m x 2.67m)

Situated on the ground floor. Two UPVC windows. Radiator.





Utility Room

7'10 x 4'4 (2.39m x 1.32m)

UPVC window. Radiator. Worktop. Space and plumbing for washing machine. Door to WC which comprises; Opaque window. Low level toilet and wash hand basin. Boiler.

First Floor Landing

Open landing.

Bedroom One

13' x 11'10 (3.96m x 3.61m)

UPVC window. Built in cupboards with hanging rail and a further cupboard with built in shelving. Radiator.

Bedroom Two

13'2 x 8'10 (4.01m x 2.69m)

UPVC window. Radiator. Eaves storage. Built in cupboard with hanging rail.

Bathroom

8'5 x 5'4 (2.57m x 1.63m)

Fitted three piece suite comprising; Bath with shower over, wash hand basin and toilet. Extractor fan. Heated towel rail. Two UPVC opaque windows.

Outside

To the front of the property there is pretty front garden, mainly laid to lawn with flower beds and established trees and shrubs. A pathway separates the lawn leading to the front door. With driveway offering off street parking for at least 2 cars, this also leads to the detached garage.

To the rear of the property is an enclosed garden mainly laid to lawn, edged with established trees and mature hedging. There is also a paved patio area to sit and relax in those warmer months.

Garage

A detached brick garage with up and over door, additional side door and window.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

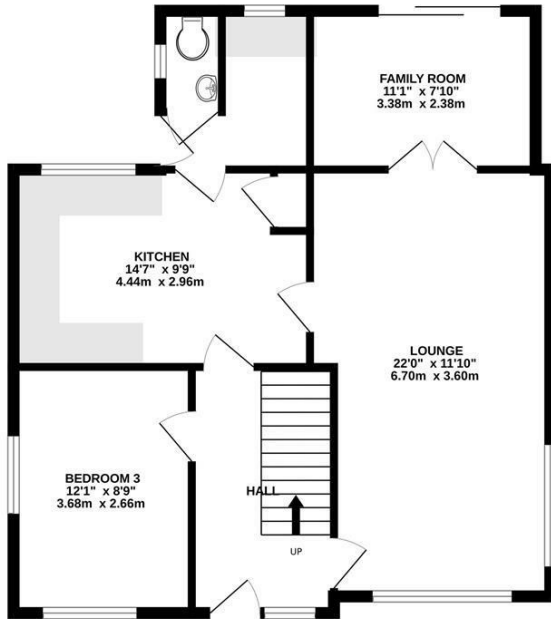
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

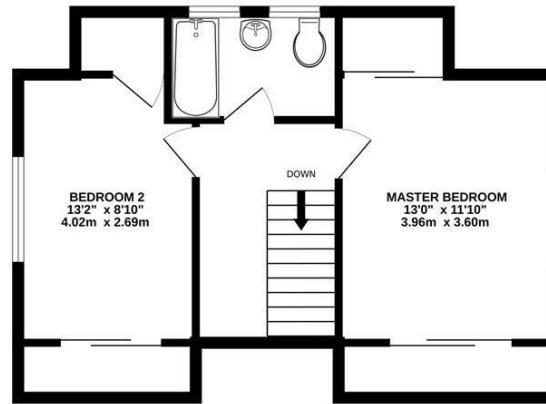
Under the rules of the Estate Agency Act we have to inform one of the staff members owns the property.



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

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.
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