



12 The Coppice  
Bishophthorpe, York YO23 2QP

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**2QP**

**£420,000**

Unexpectedly re-offered to the market on the 3rd December.

This two bedroomed detached bungalow lies in a quiet cul-de-sac in the ever popular village of Bishophorpe. With generous room sizes including two reception rooms and two double bedrooms. Another bonus to the property is the enclosed garden, edged with trees and a mature hedging, ample off street parking and a detached garage.

Bishophorpe 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 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.

EPC Rating D  
Council Tax Band D

**Entrance**

With composite door into the large hallway

**Hallway**

A large, spacious hall with UPVC opaque glazed windows. Door into store cupboard.

**Lounge**

11'11" into alcove x 18'10" (3.63m into alcove x 5.74m)

With two UPVC windows. Radiator. Fan heater. Electric fire. Archway to the dining room.

**Dining Room**

9'8" x 11'7" (2.95 x 3.55)

With UPVC window. Further UPVC sliding doors to the garden. Radiator. Door into kitchen.

**Kitchen**

11'8" x 10'0" (3.56 x 3.07)

Fitted with both high and low-level units and work surfaces. Sink unit. Electric hob. Built in wall mounted oven. Radiator. Space and plumbing for washing machine. Access to roof void.





#### Bedroom One

12'5" x 10'9" (3.8m x 3.3m)

With UPVC window. Radiator. Open wardrobe offering hanging space.

#### Bedroom Two

12'5" x 10'9" (3.8 x 3.3)

With UPVC window. Radiator. Open wardrobe offering hanging space.

#### Shower Room

Fitted with a two piece suite comprising shower cubicle and wash hand basin. UPVC opaque window. Heated towel rail.

#### WC

Fitted with a low-level WC. UPVC opaque window.

#### Outside

To the front of the bungalow is a walled garden with pathway leading to the property. With lawn and flower borders adding a touch of greenery and colour. There is also a large driveway offering off street parking for two at least 2 cars, this leads to the detached garage.

To the rear of the property is a well maintained and spacious garden mainly laid to lawn with trees and mature hedging offering privacy. With established borders of shrubs and flowers popping up throughout the year. There is also the benefit of a handy shed for storage and side access to the front of the property.

#### 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 D. The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

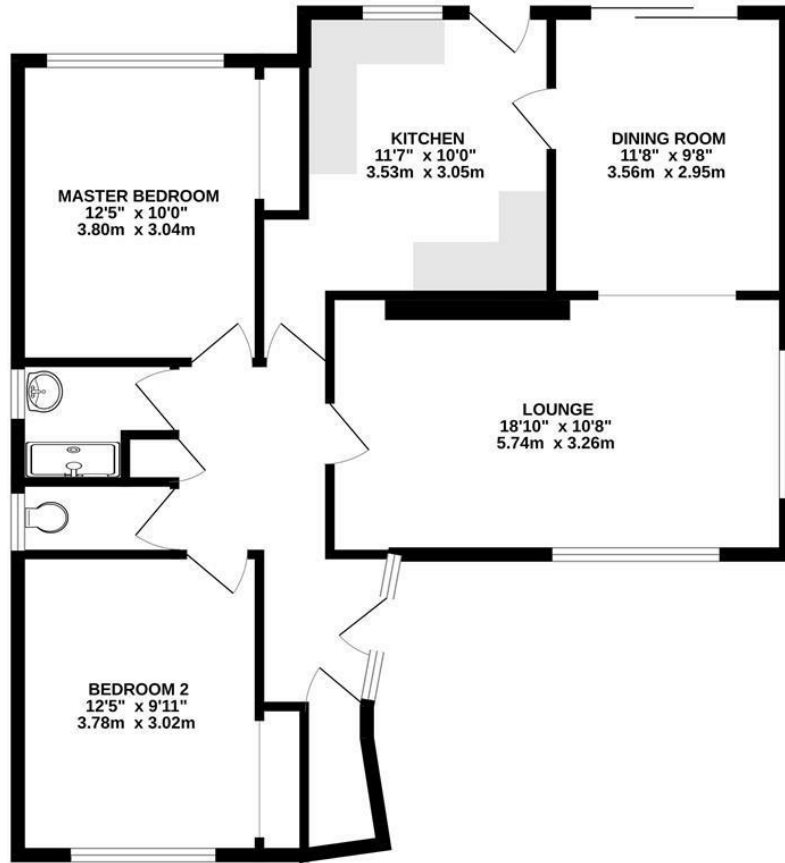
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has central heating. The boiler was installed around 2 years ago and its located within the loft space.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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