



8 Redcoat Way,  
York, North Yorkshire YO24 3NG

Guide Price £290,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a well presented detached bungalow, located in a quiet cul-de-sac and situated in this very sought after suburb of Foxwood in York. This two bedroom property, will appeal to a multitude of buyers including single young professionals, couples and those looking to retire and live in this popular location. Redcoat Way is within easy walking distance of local amenities, including shops, schools and a Tesco superstore close at hand. The accommodation briefly comprises; Front entrance door to the vestibule. A door leads us into the bay fronted living room with a feature fireplace. Onwards into the inner lobby, from where doors lead into to the rest of the bungalow. To the front we find the kitchen, with a range of white cottage style units and ample space for a table and chairs. Then also to the rear of the house, where we find two double bedrooms, both with built in cupboards and wardrobes. A bathroom with a white three piece suite, completes this property. Outside to the front we find a lawned garden and a block paved driveway, providing ample off street parking, which in turn leads to the detached garage, just right for a car enthusiast or as a workshop. To the rear, the house enjoys an enclosed fenced and hedge garden, laid to lawn with shrub borders. In summary, this superb bungalow provides an exceptional opportunity to secure a well presented home in a very popular location, with easy access into York and the surrounding areas. An early internal viewing is a must!

**Redcoat Way, Foxwood is a popular development approximately 2 miles south of York City Centre. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Vestibule

Upvc door to front aspect and radiator\*. Door leading to...

### Living Room

21' 7" x 10' 4" (6.57m x 3.15m)

Double glazed bay windows to the front aspect, feature fireplace with electric fire\* and marble base, ceiling coving, tv point\* and radiator\*. Door leading to...

### Kitchen/Breakfast Room

18' 7" x 9' 3" (5.66m x 2.82m)

The kitchen is fitted with a range of white base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer taps, electric cooker\*, with extractor fan\* over, plumbing for a washing machine\*, space for an upright fridge/freezer\*, wall mounted boiler\*, double glazed windows to front and side aspects and radiator\*. Upvc door to the outside. Door leading to...



### Inner Lobby

Inner lobby with and loft hatch. Doors leading to.....

### Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

Fitted with a white suite; Comprising bath with electric shower over\*, low level wc, pedestal wash hand basin, double glazed window to side aspect and radiator\*.

### Bedroom 1

14' 8" x 10' 4" (4.47m x 3.15m)

Double glazed windows to the rear aspect, ceiling coving, built in wardrobes and radiator\*.

### Bedroom 2

9' 3" x 9' 7" (2.82m x 2.92m)

Double glazed windows to the rear aspect, ceiling coving, built in cupboards and radiator\*.



### Garage

Up and over door. Side door leading to the garden.

### Outside

To the front of the property there is a lawn garden and a block paved driveway, providing ample off street parking, then leading through to the detached garage. We find to the rear a fenced and hedge bordered garden with shrub borders.

### Agents Note

EPC Rating D. Council tax band C.

Broadband supplier: BT.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.







## Energy performance certificate (EPC)

8 REDCOAT WAY  
YORK  
YO24 3NG

Energy rating

**D**

Valid until:

**10 March 2031**

Certificate number:

**9899-3004-8207-9719-4200**

Property type

Detached bungalow

Total floor area

66 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

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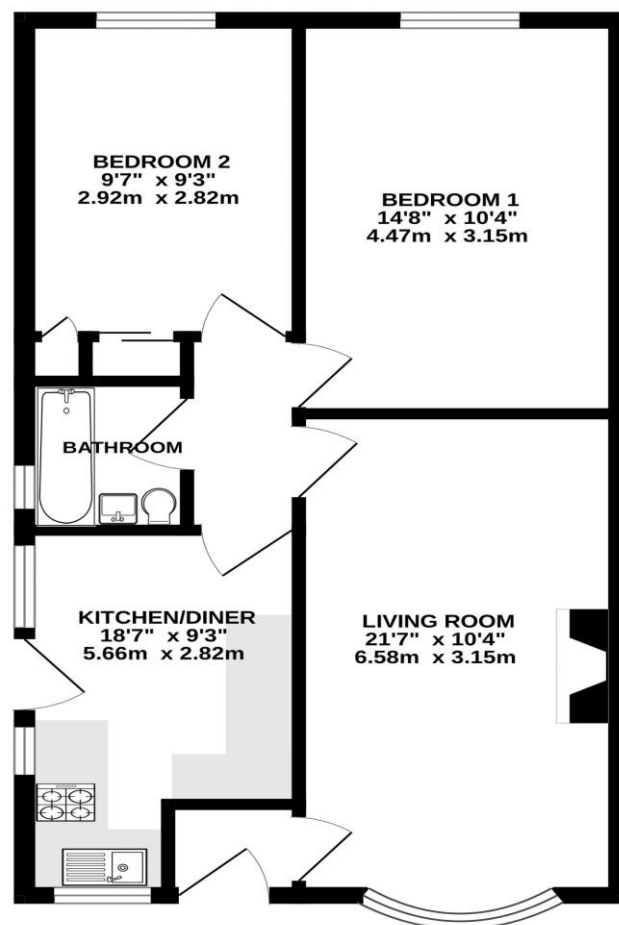
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GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 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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