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26 The Coppice

Bishopthorpe, York, YO23 2QP

A substantially extended four/five bedroom detached family home, offering over 2,100 sq ft of beautifully presented accommodation, situated on the sought-after Coppice in the highly desirable village of Bishopthorpe.

Asking Price £625,000

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- Substantially extended 4/5 bedroom detached family home
- Off-street parking for multiple vehicles
- Stylish open-plan kitchen diner ideal for family life and entertaining
- Generous accommodation of approximately 2,177 sq ft over two floors
- Well-presented wrap-around garden offering multiple seating and play areas
- Modern kitchen with black granite worktops and integrated appliances
- Located on the sought-after Coppice in the popular village of Bishopthorpe
- Spacious dual-aspect lounge with feature log-burning stove
- Separate utility room with additional storage space

Offer Procedure

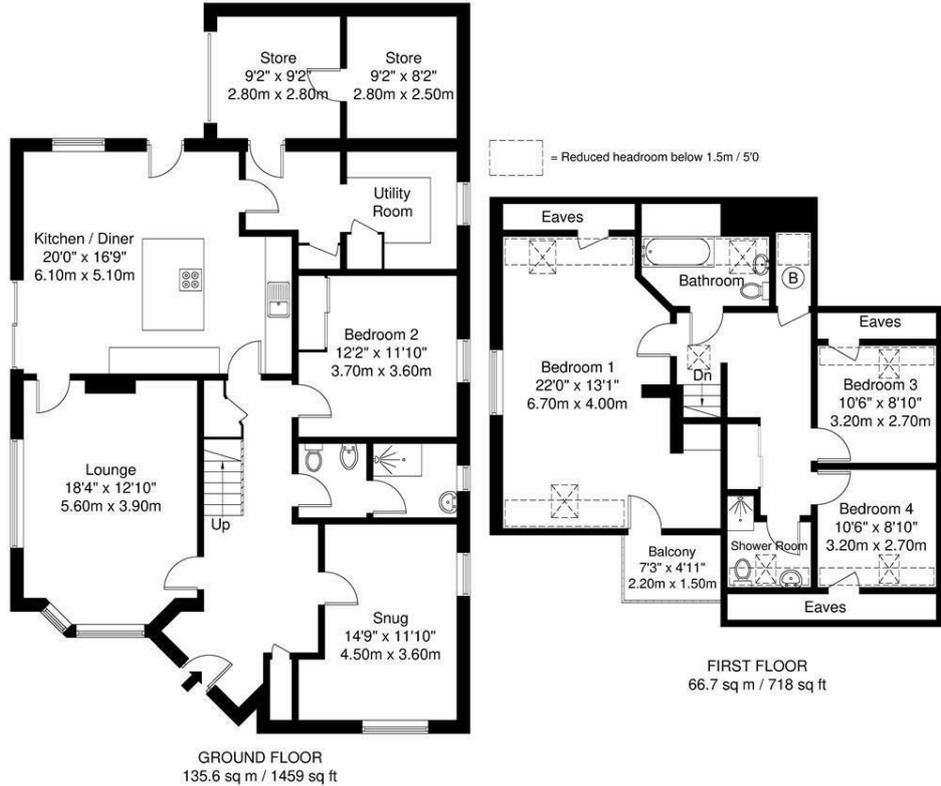


Directions



Floor Plan

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APPROXIMATE GROSS INTERNAL AREA = 202.3 sq m / 2177 sq ft
(Excluding Eaves)

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.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	