HUDSON MOODY

33 Reygate Grove, Copmanthorpe, York YO23 3YN

Situated at the head of a quiet cul-de-sac in the highly sought-after village of Copmanthorpe, this beautifully presented three-bedroom bungalow offers spacious and versatile accommodation, a contemporary dining kitchen, attractive gardens, a detached garage and the added benefit of solar panels, helping to improve the property's energy efficiency.

Copmanthorpe is a popular village lying within easy reach of York city centre and the A64, offering an excellent range of local amenities including shops, leisure facilities and a well-regarded primary school.

- Impressive Bungalow
- Popular Village Location
- Within Easy Reach of York and the A64 Outer Ring Road.
- Spacious Contemporary Dining Kitchen
- Living Room with French Doors to Garden
- En-Suite Master Bedroom.
- Further Double and Single Bedrooms
- Contemporary House Bathroom
- Off Street Parking and Front Garden
- Single Detached Garage.

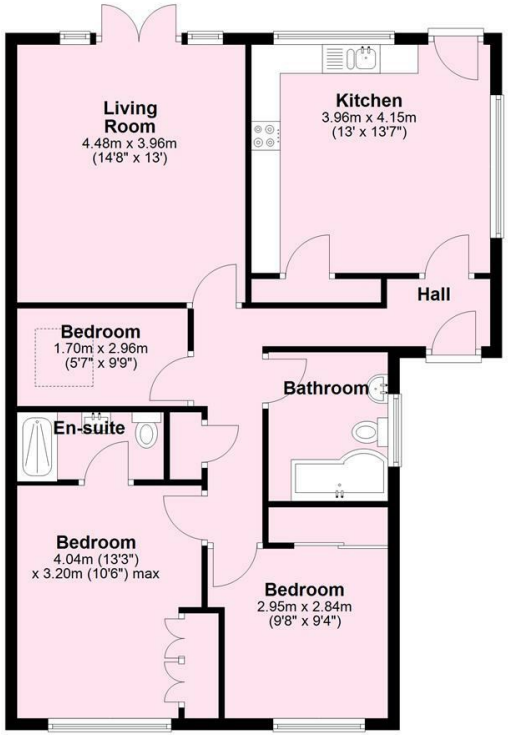
Guide Price £375,000

Tenure: Freehold

Council Tax Band: C

Ground Floor

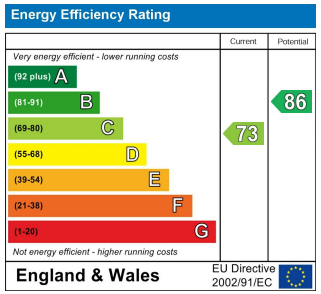
Approx. 84.5 sq. metres (910.1 sq. feet)



Total area: approx. 84.5 sq. metres (910.1 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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