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## 22 The Coppice

Bishopthorpe, York, YO23 2QP

An Exceptional Four Bedroom Detached Bungalow in a Prestigious Bishopthorpe Cul-de-Sac – Offered with No Onward Chain

**Offers In The Region Of £725,000**

# 22 The Coppice

## Bishopthorpe, York, YO23 2QP



- Stunning extended detached bungalow
- High-spec kitchen with granite worktops
- Landscaped, private enclosed rear garden
- No onward chain
- Four double bedrooms & three en-suites
- Large private driveway & ample parking
- Utility room & separate cloakroom/WC
- Superb open-plan family living space
- Quiet cul-de-sac in sought-after Bishopthorpe
- Beautifully renovated throughout

### Offer Procedure

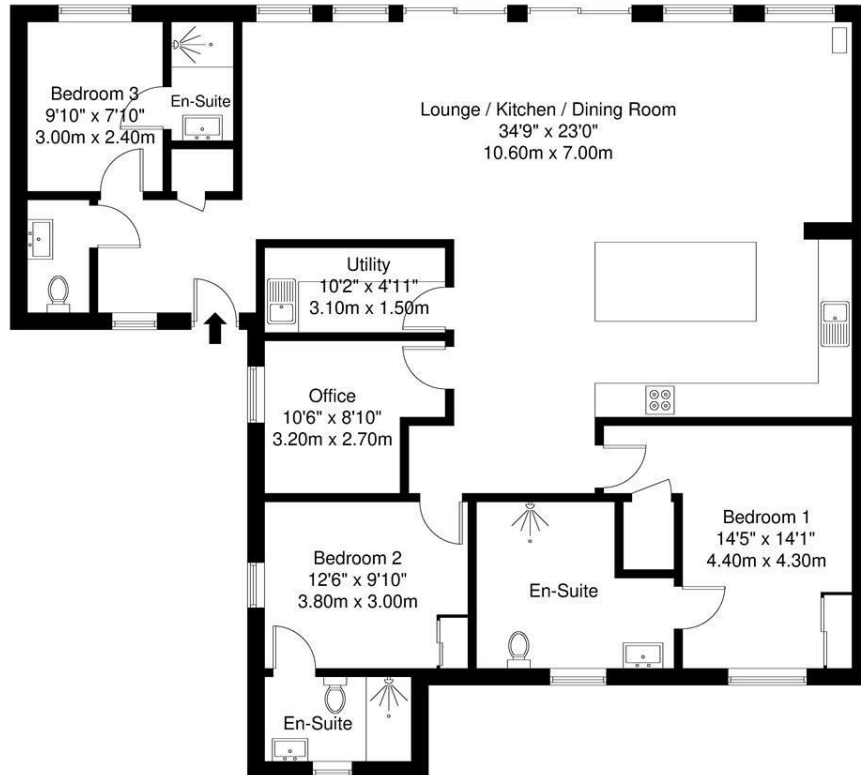


### Directions



# Floor Plan

## 22 The Coppice



145 sq m / 1560 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 145 sq m / 1560 sq ft**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	