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YORK
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# 5 Rutland Close

## Copmanthorpe, York, YO23 3SS

Tucked away on a quiet cul-de-sac in the ever-popular village of Copmanthorpe, just a short stroll from local shops, a GP practice and excellent transport links into York city centre. The bungalow has been recently refurbished and offers two bedrooms, newly fitted kitchen, living room, family bathroom. New carpets and flooring throughout. Gardens to the front and rear, garage and driveway. Available for an early December move in.

**£1,250 Per Month**

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- Partially Refurbished Semi-detached Bungalow
- Separate Living Room
- Mature Gardens front and rear
- Available from December 2026
- Two Bedrooms
- Three piece Bathroom with shower over the bath
- Driveway and Garage
- New Fitted Kitchen
- Double Glazed and Gas Central Heating
- Cul de sac position

### Property Description

### Costs and Utilities

### Environs

### Holding Deposit information




### Directions









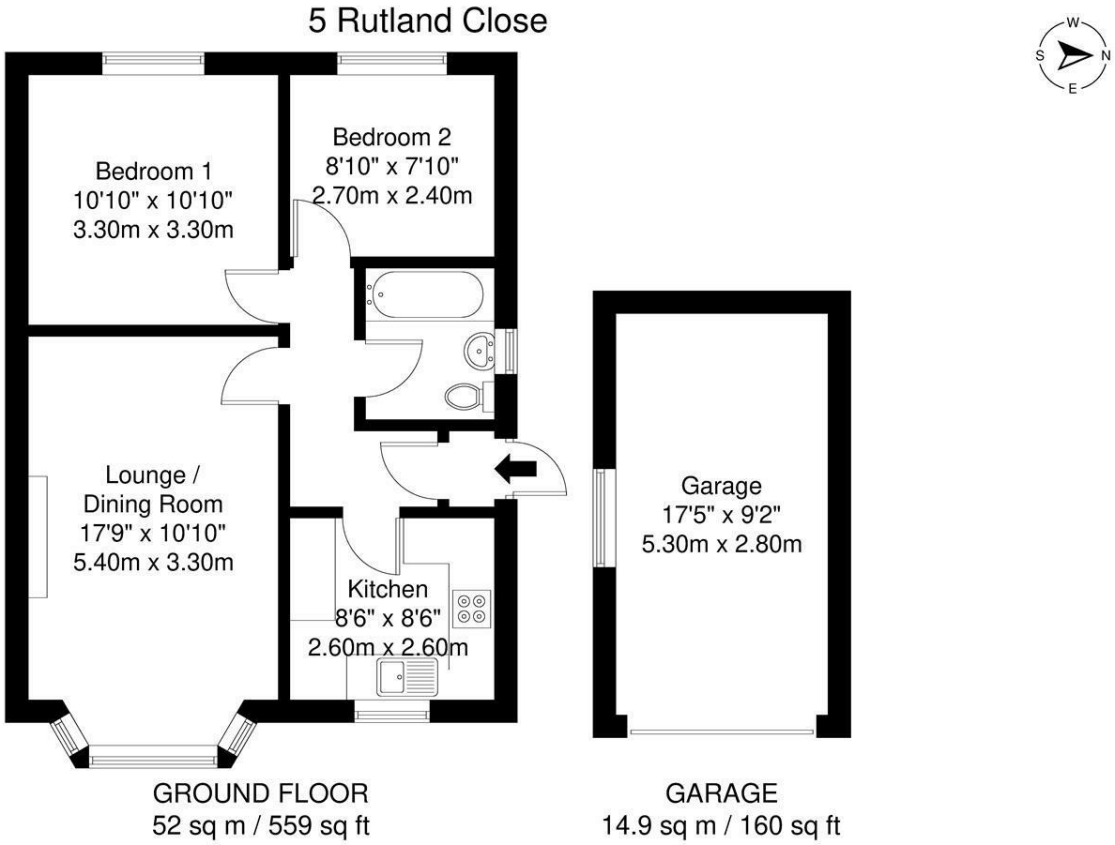








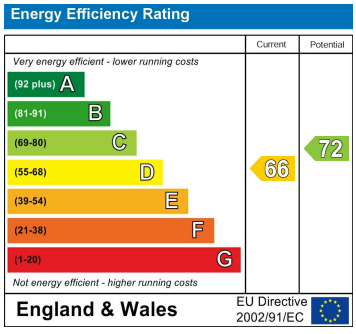
## Floor Plan




**APPROXIMATE GROSS INTERNAL AREA = 52 sq m / 559 sq ft**
**GARAGE = 14.9 sq m / 160 sq ft**
**TOTAL = 66.9 sq m / 719 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 firms employment has the authority to make or give any representation or warranty in respect of the property.




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