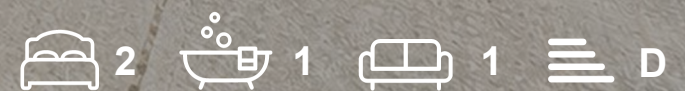




23 Malbys Grove Copmanthorpe

York, YO23 3YL

Guide Price £275,000



A fantastic opportunity to modernise and create a home to your own taste in a sought-after location!

Nestled in a desirable position at the head of a peaceful cul-de-sac in the sought-after village of Copmanthorpe, this charming two-bedroom detached bungalow offers comfortable, single-level living in a quiet and convenient setting.

The property is vacant and ready for immediate occupation, making it an ideal choice for those looking to move straight in and make the most of their new home.

The accommodation is complemented by a bright and versatile conservatory, providing an additional reception space with views and access towards the garden.

Externally, the property benefits from a low-maintenance rear garden, ideal for relaxing or entertaining without extensive upkeep. To the front is a well-presented lawned garden, creating an attractive approach to the property, together with a large driveway providing excellent off-road parking.

A further significant benefit is the detached garage, offering secure parking, storage or potential workshop space.

Situated within a quiet residential setting, this bungalow combines privacy, practicality and ease of living, whilst being ideally placed within the popular village of Copmanthorpe, just a short distance from York and its extensive range of amenities, shops, schools and transport links.

An early internal viewing is highly recommended to fully appreciate the position, accommodation and potential this lovely bungalow has to offer.

Entrance Hall

Loft access, power points, single panelled radiator, storage cupboard. Karndean flooring.

Kitchen

uPVC window to front, wall and base mounted units, stainless steel sink and drainer, plumbing for washing machine, extractor hood, power points, part tiled walls. Karndean flooring.





Living Room

uPVC bay window to front, double panelled radiator, power points, electric fire with surround.

Bathroom

uPVC window to side, wash hand basin, WC, chrome towel rail, panelled bath with electric shower and screen. Laminate flooring.

Bedroom 2/Office

uPVC doors to conservatory, single panelled radiator, power points. Carpet.

Conservatory

uPVC glazing, power points.

Bedroom 1

uPVC window to front, full width fitted wardrobes with mirrors, single panelled radiator, power points.

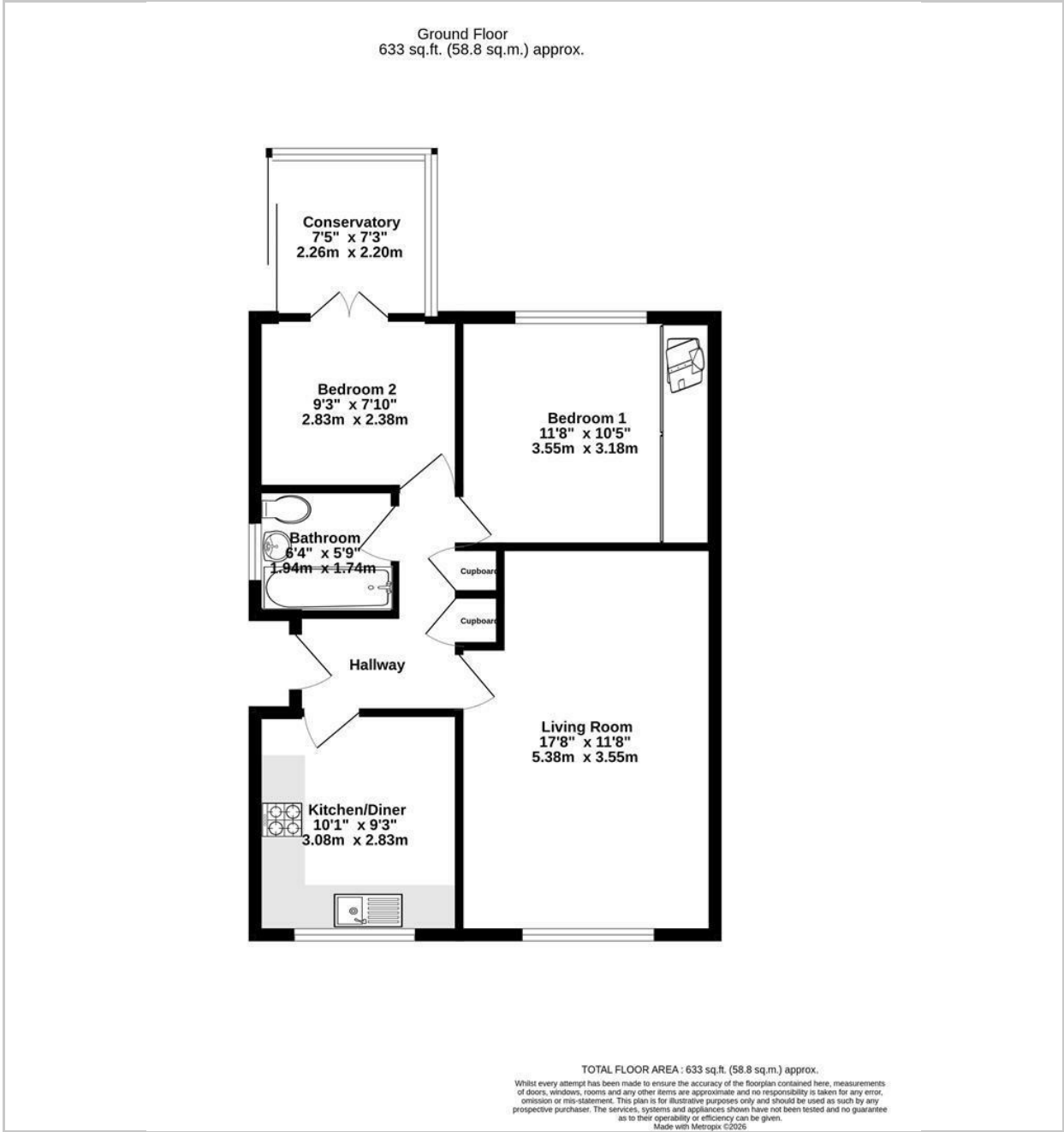
Outside

Agents Note:

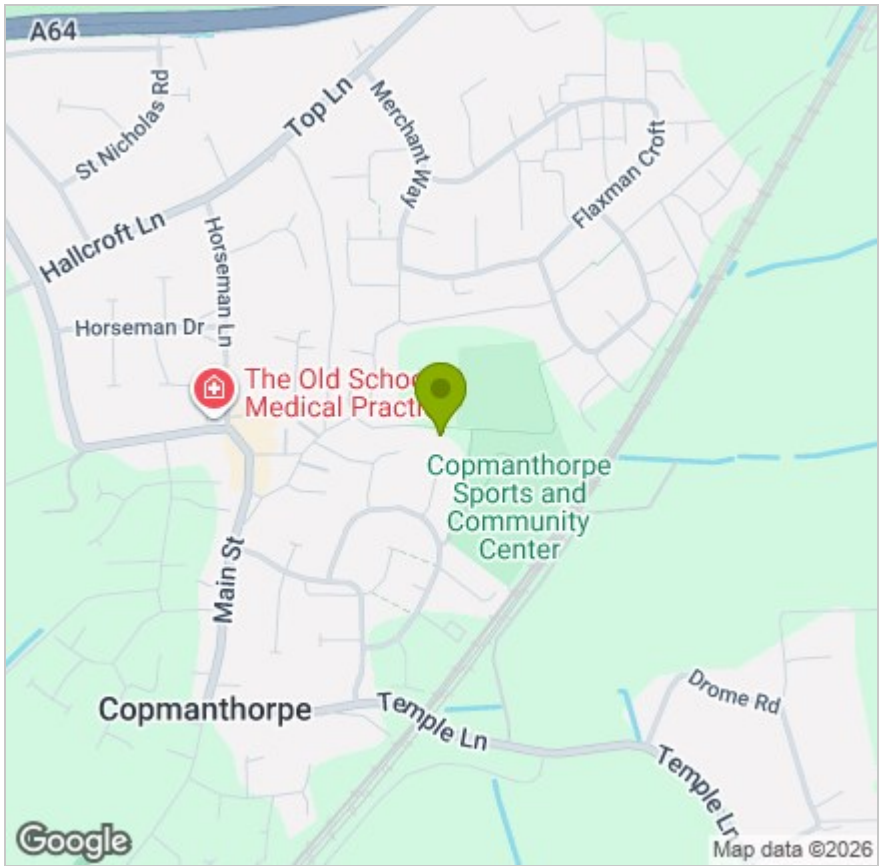
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



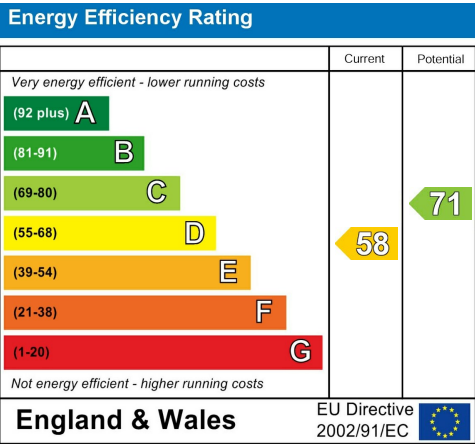
FLOOR PLAN



LOCATION



EPC



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.