

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

23 Malbys Grove Copmanthorpe

York, YO23 3YL

Guide Price £275,000

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Charming Two-Bedroom Detached Bungalow in a Quiet Cul-de-Sac location!
Nestled in a desirable position at the head of a peaceful cul-de-sac in the sought-after village of Copmanthorpe, this attractive 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.

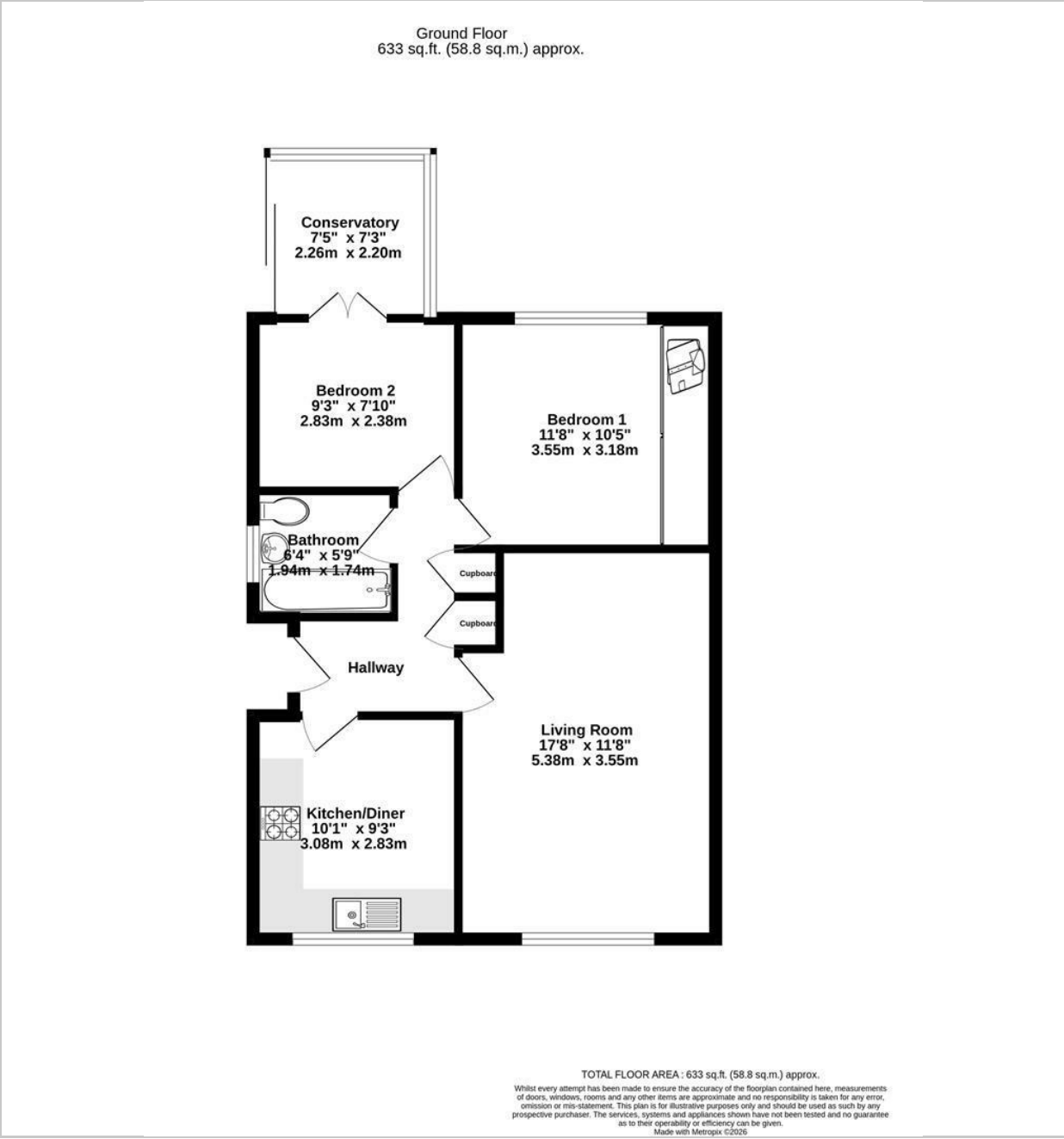
Conservatory
uPVC glazing, power points.

Bedroom 1
uPVC window to front, full width fitted wardrobes with mirrors, single panelled radiator, power points.

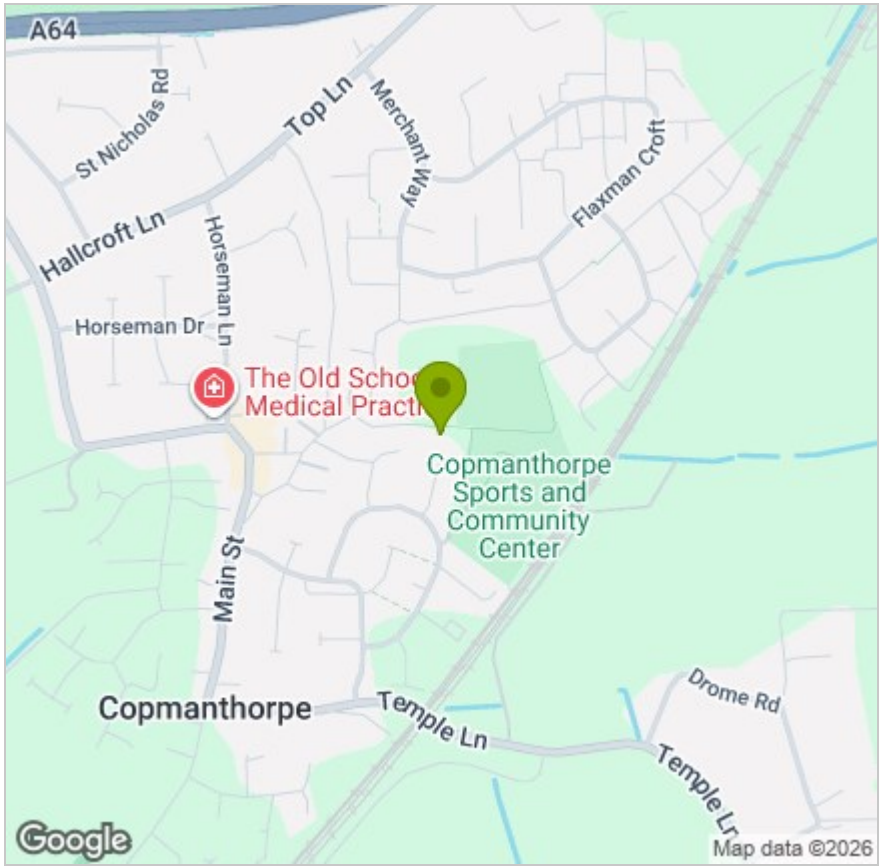
Outside

Agents Note:
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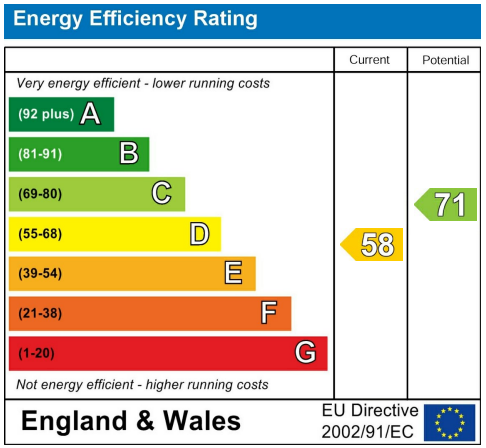
FLOOR PLAN



LOCATION



EPC



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