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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, is a two-bedroom semi-detached bungalow. Having been a much-loved home for many years, the property now offers an exciting opportunity for the next owner to put their own stamp on a home.

£285,000

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- Semi-detached Bungalow
- Peaceful Cul-De-Sac
- Two Bedrooms
- West-Facing Mature Rear Garden
- Detached Garage & Driveway
- No Onward Chain

Offer Procedure

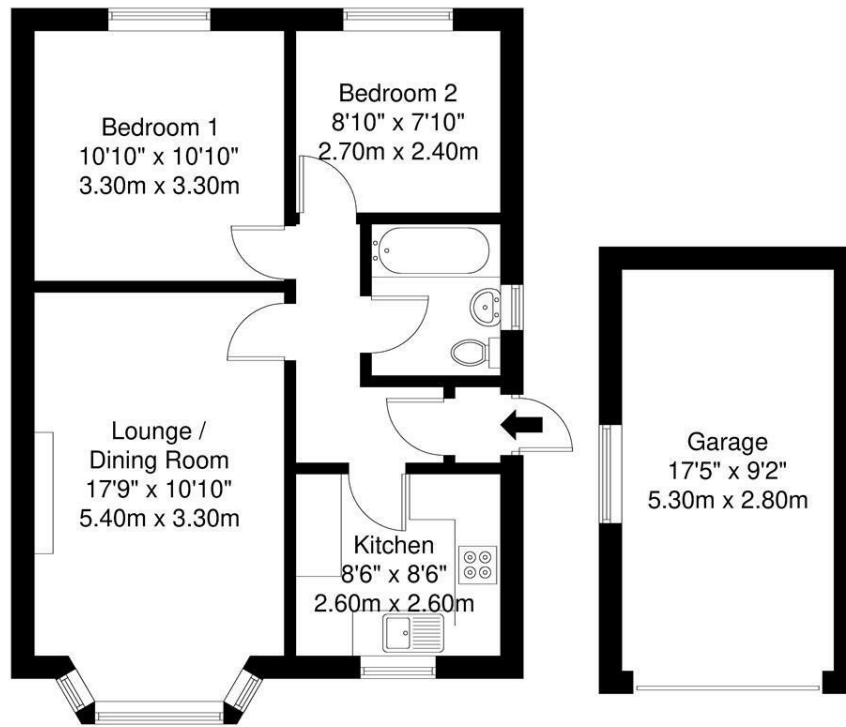


Directions



Floor Plan

5 Rutland Close



GROUND FLOOR
52 sq m / 559 sq ft

GARAGE
14.9 sq m / 160 sq ft

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 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	