



HUDSON
MOODY

25 College Road, Copmanthorpe, York YO23 3US

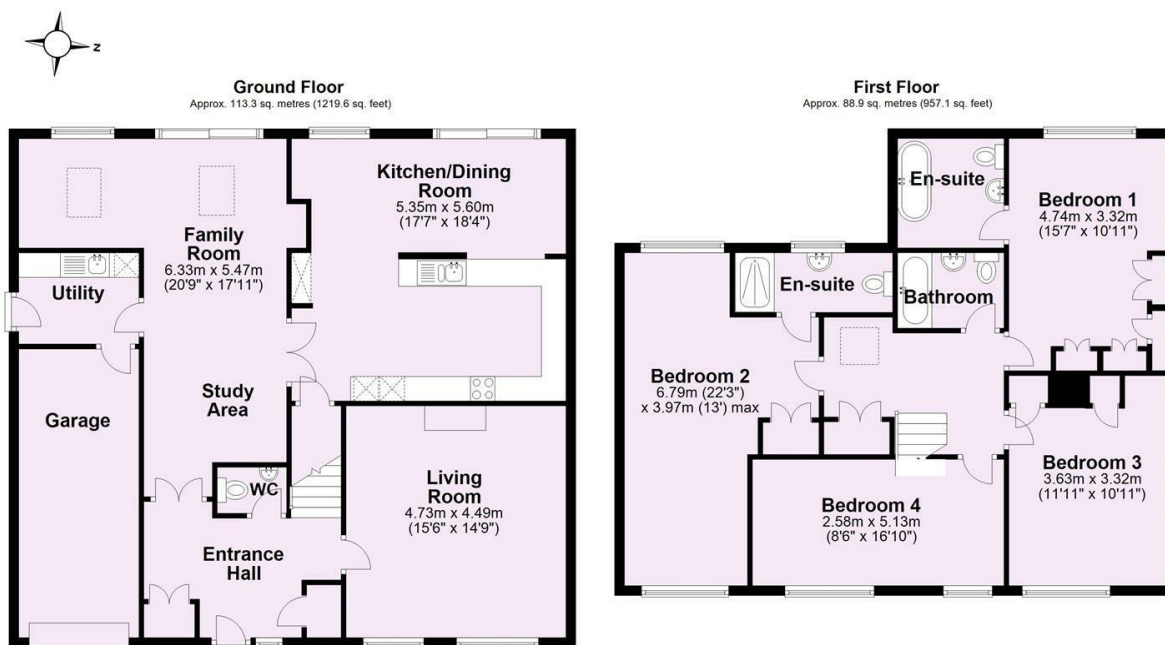
Set in the popular and sought after village of Copmanthorpe is this impressive MODERN FOUR BEDROOM DETACHED FAMILY HOUSE, with large PRIVATE WEST FACING GARDEN and excellent local facilities, yet lying within easy reach of York city centre and the A64 serving Leeds and the motorway network.

- Extended Four Bedroom House
- Stunning Kitchen/Dining Room
- Family Room with Study Area Overlooking the Garden
- Living Room with Living Flame Gas Fire
- Four Generous Double Bedrooms, Two En-Suite and Family Bathroom
- Large Private West Facing Garden with Lawn, Shrubs, Flower Borders and a Summerhouse
- Driveway and Garage
- Excellent Local Facilities and in the Tadcaster Grammar School Catchment

Guide Price £695,000

Tenure: Freehold

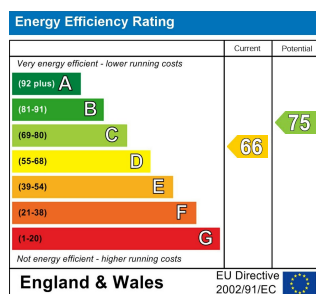
Council Tax Band: E



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**HUDSON
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