



HUDSON  
MOODY

42 Horseman Lane, Copmanthorpe, York YO23 3UE





A traditional SEMI-DETACHED FAMILY HOUSE situated in the popular village of COPMANTHORPE providing easy access to York city centre and the A64 serving the motorway network.



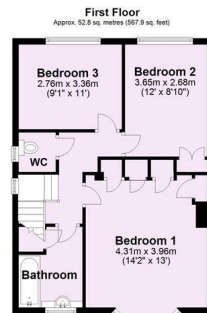
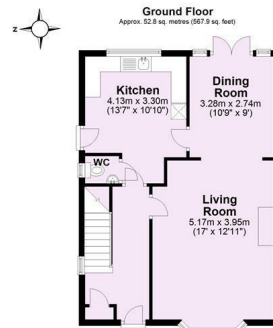


## Accommodation:

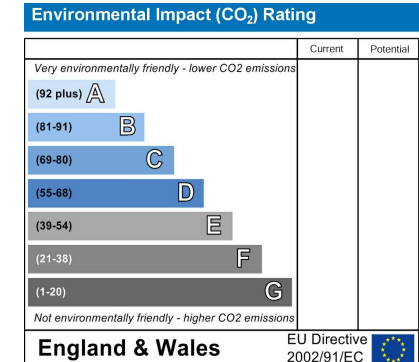
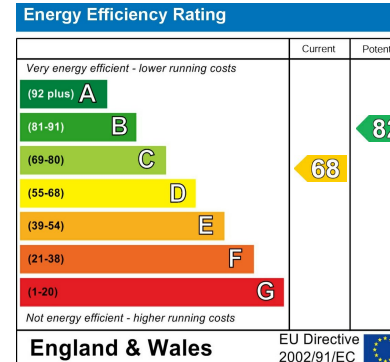
- Semi-Detached House Requiring Updating
  - Through Lounge/Dining Room
  - Fitted Kitchen
  - Ground Floor Cloakroom
  - Master Bedroom with Fitted Cupboards
  - Second Double Bedroom
  - Single Room/Study
  - Bathroom and Separate WC
  - Single Garage and Off Street Parking
  - Extensive Rear Garden
- Guide Price £425,000**

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanIt



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#### 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.

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