

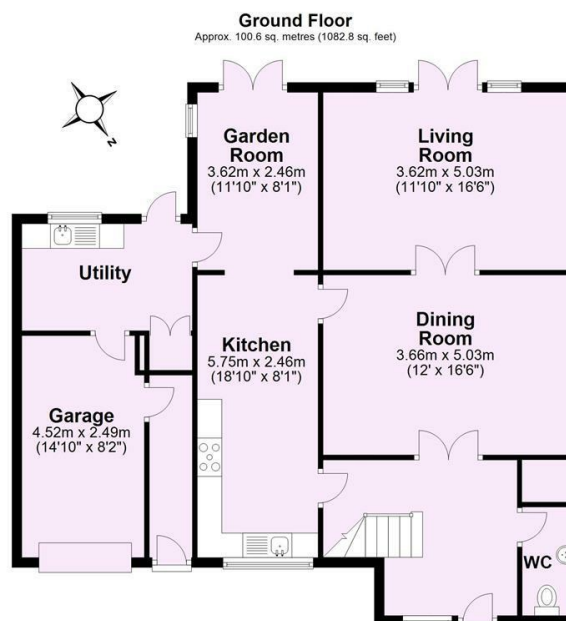


HUDSON
MOODY

19 College Road, Copmanthorpe, York YO23 3US

A smartly presented and extended DETACHED FAMILY HOUSE situated in the popular and sought after village of COPMANTHORPE. The village benefits from excellent local facilities and lies within easy reach of both York city centre and the A64 serving the motorway network.

- Detached and Spacious Family House
- Two Large Reception Rooms
- Versatile Garden Room
- Ground Floor WC
- Smart Fitted Kitchen with Separate Utility Room
- Master Bedroom Extended out over Garage
- Two Generous Double Bedrooms
- Single Room/Study
- Large Private Garden to Rear
- NO ONWARD CHAIN



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

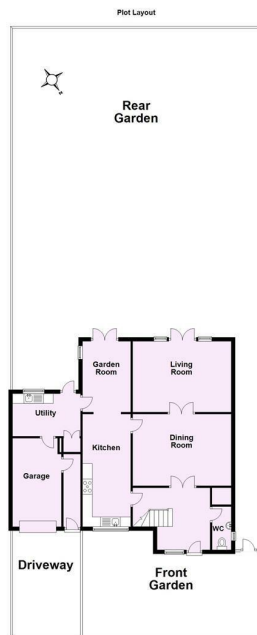
Guide Price £500,000

Tenure: Freehold

Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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