



HUDSON
MOODY

5 Hatters Close, Copmanthorpe, York YO23 3XQ

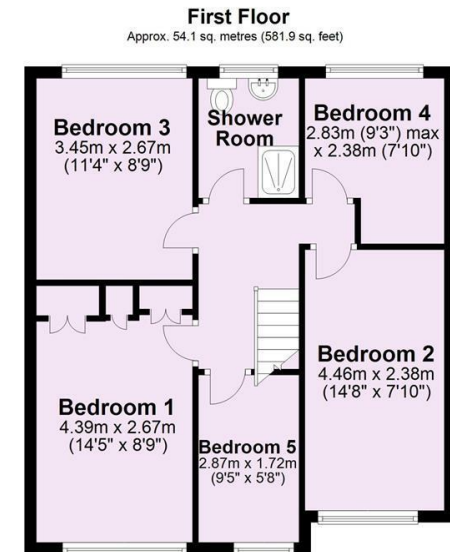
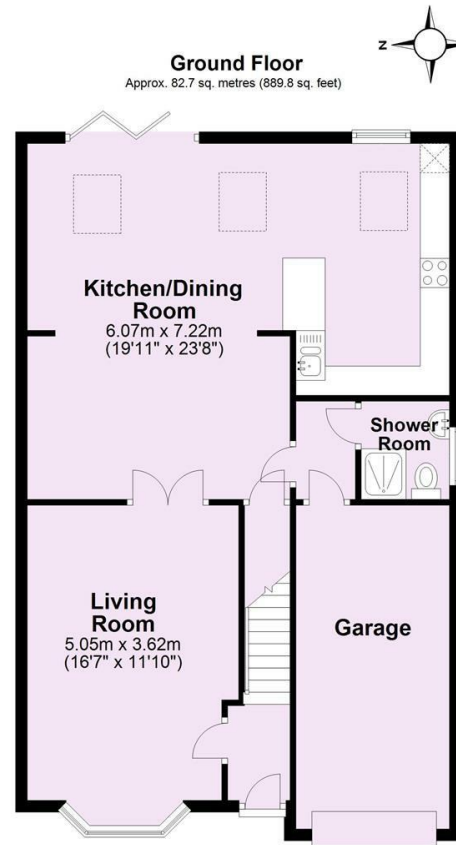
An extended CONTEMPORARY DETACHED FAMILY HOUSE situated in the popular and sought after village of COPMANTHORPE. Offering OPEN PLAN LIVING ACCOMMODATION to the ground floor, FIVE BEDROOMS, integral garage and low maintenance gardens

- Extended Modern Detached Family House
- Spacious Living Room
- Open Plan Kitchen, Dining Living Area
- Ground Floor Shower Room
- Five Bedrooms
- Contemporary House Shower Room
- Low Maintenance Gardens with Pergola
- Integral Garage and Parking
- Village Location with Excellent Amenities
- Great Links to the A64 and in the Catchment for Tadcaster Grammar School

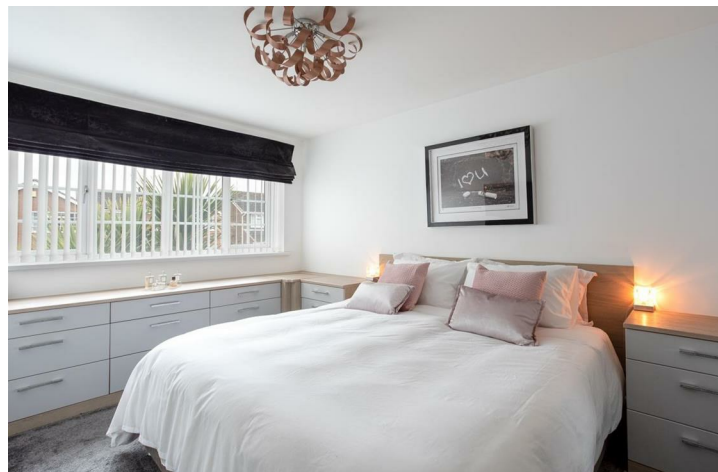
Guide Price £455,000

Tenure: Freehold

Council Tax Band: D



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







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.

**HUDSON
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