



HUDSON  
MOODY

Beech House Orchard Garth, Copmanthorpe, York  
YO23 3YP

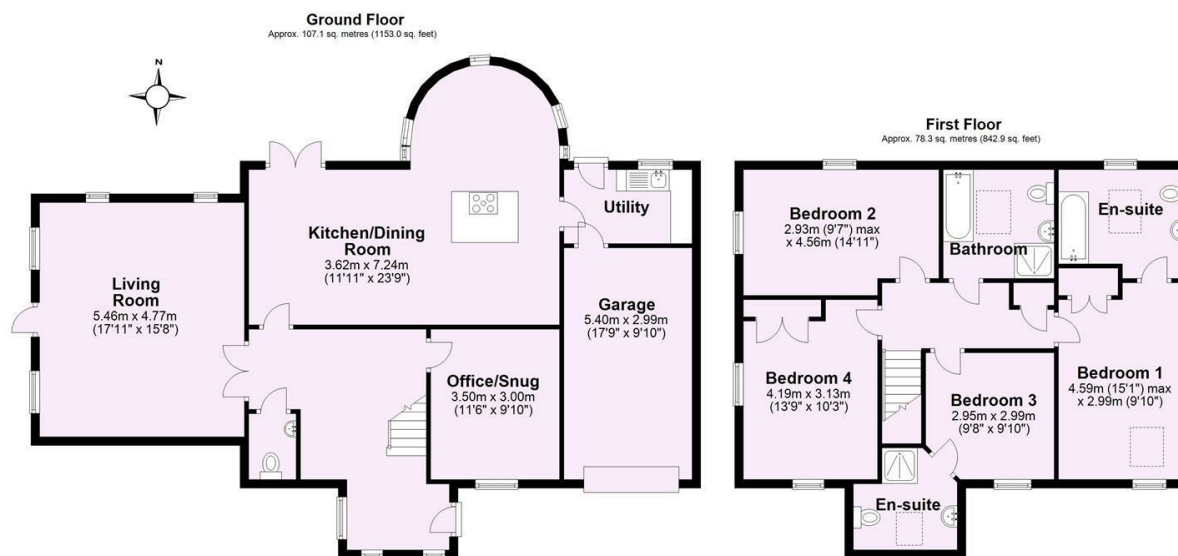
\*\*\* VIEWING ADVISED \*\*\* A beautifully presented DETACHED FOUR BEDROOM FAMILY HOUSE, situated in a quiet location in the popular area of Copmanthorpe. The village lies within easy reach of York city centre and the A64 feeding to Leeds and the motorway network.

- Modern Deatched Family House
- Living Room With Log Burner & Garden Views
- Open Plan Dining Kitchen
- Hard Wood Flooring Throughout
- Ground Floor Office / Snug
- Utility & Ground Floor WC
- Four Double Bedrooms (Two En-Suite)
- Integral Garage & Driveway With EV Charging Point
- Wrap Around Gardens With Covered Seating Areas
- Quiet Village Location

**Guide Price £800,000**

**Tenure: Freehold**

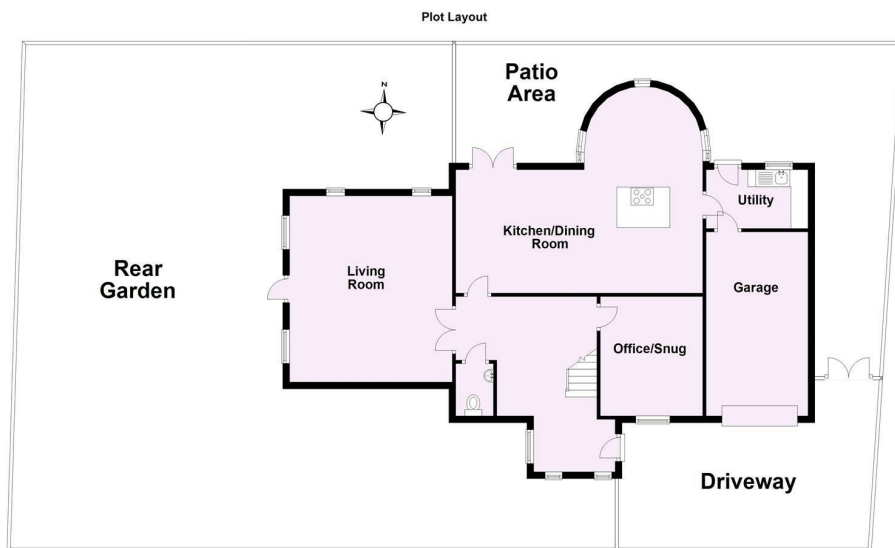
**Council Tax Band: F**



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







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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	



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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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