



HUDSON  
MOODY

14 Gardeners Close, Copmanthorpe, York YO23 3YQ

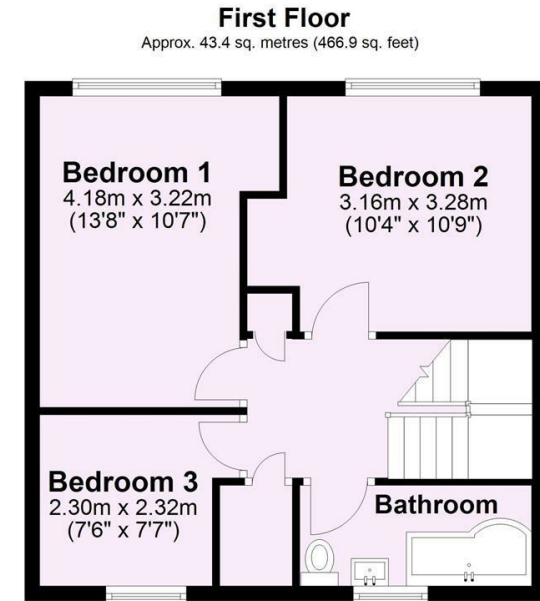
Situated in the popular village of COPMANTHORPE is this good sized mid terrace townhouse that offers THREE BEDROOMS, a large living room and low maintenance courtyard style gardens. The village lies close to York and benefits from local shops, facilities and community sports centre.

- Smartly Presented Modern Mid Terraced House
- Overlooking Playing Fields & the Recreation Ground
- Ground Floor WC and Storage
- Open Plan Kitchen, Dining and Lounge Area
- Three Well Proportioned Bedrooms
- Excellent School Catchments including Tadcaster Grammar & Walking Distance to Amenities
- Immaculate Modern House Bathroom
- Front and Rear Courtyard Style Gardens
- On Street Parking Space
- Easy Access to York and A64.

**Guide Price £315,000**

**Tenure: Freehold**

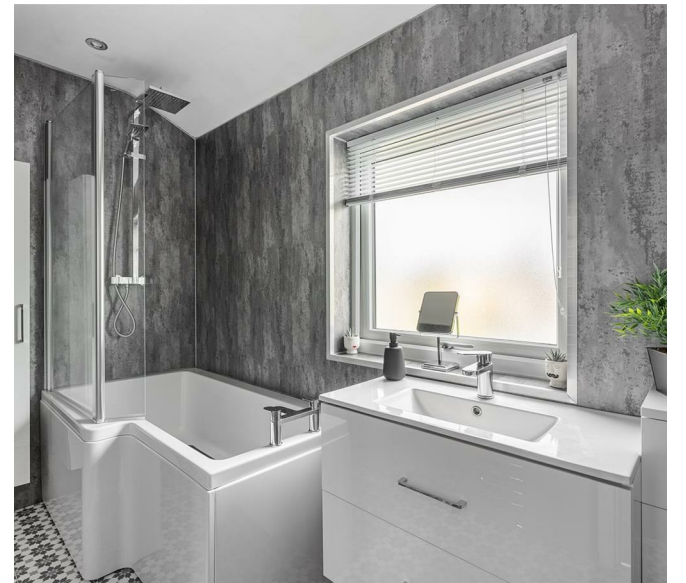
**Council Tax Band: B**



Total area: approx. 86.8 sq. metres (933.8 sq. feet)

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			88
(81-91) B		74	
(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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