



For Sale
HUDSON
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64 Manor Heath, Copmanthorpe, York YO23 3UP

An attractive and well presented THREE BEDROOM CHALET STYLE DETACHED HOUSE situated within the popular village of Copmanthorpe that lies just off the A64 and is within easy reach of York city centre. The house is offered to the market with NO ONWARD CHAIN and an early viewing is recommended.

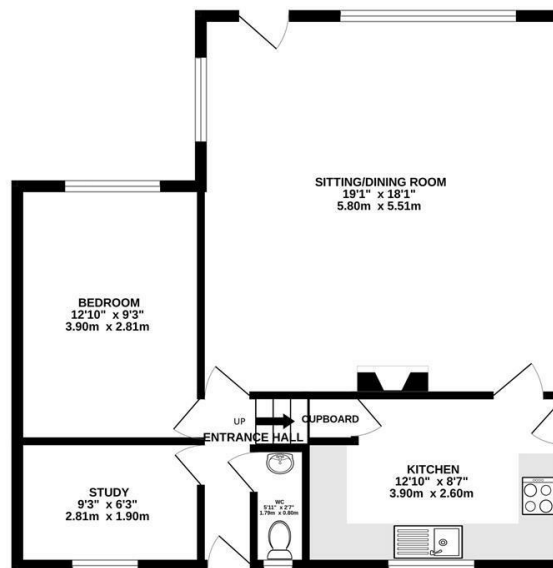
- Spacious Family House in Village Location
- Study/Playroom
- Ground Floor Double Bedroom
- Large 19ft Living / Dining Room
- Fitted Kitchen with Appliances
- Two Well Proportioned Bedrooms on the First Floor
- House Shower Room
- Attractive Lawned Gardens
- Ground Floor WC
- Garage and Off Street Parking

Guide Price £350,000

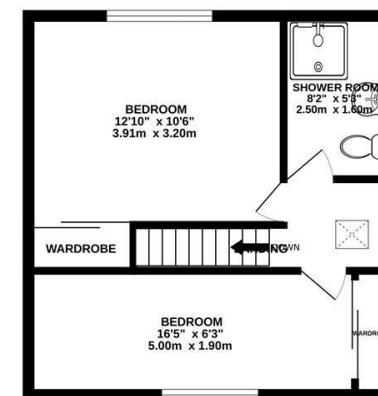
Tenure: Freehold

Council Tax Band: D

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

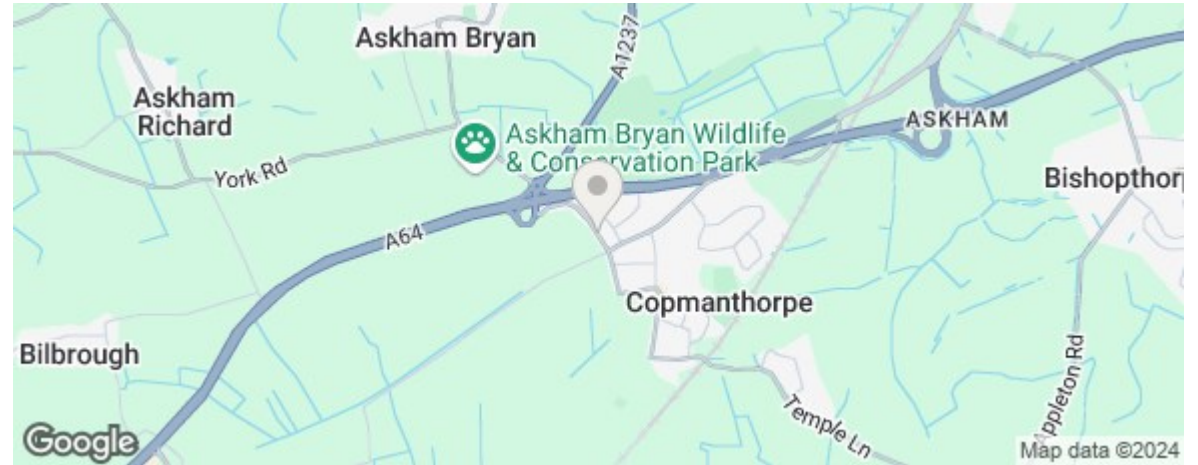
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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