



## Orchard Garth, Copmanthorpe, York, YO23 3YP

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- GOOD LOCAL AMENITIES
- UNDERFLOOR HEATING THROUGHOUT
- COUNCIL TAX BAND F
- STUNNING LOUNGE DINER
- ENSUITE
- FULLY ENCLOSED WALLED GARDEN
- ELECTRIC CAR PORT

**£700,000**



# Orchard Garth, Copmanthorpe, York, YO23 3YP

## DESCRIPTION

A beautifully presented, five bedroom detached home in a prime position in the highly sought after village of Copmanthorpe.

Upon entering the property you have an entrance hall with ground floor W.C and useful understairs storage cupboard.

The modern kitchen is located to the front of the property and features a range of base and wall units with integrated appliances and a breakfast bar big enough to seat four.

The hub of this home is the stunning living space found to the rear. There is a generous lounge area with arches leading to the bright garden room/dining area which is filled with light and looks to the rear garden.

To the first floor you find the main bedroom with fitted wardrobes and a spacious ensuite shower room comprising W.C, dual sinks and a walk in shower cubicle.

There is a further double bedroom to the first floor and the family bathroom with sink, W.C, jacuzzi bath and separate shower cubicle.

The second floor you have two large bedrooms and a further room which could be a fifth bedroom but is currently used as an office/laundry room with plumbing for washing machine and tumble drier.

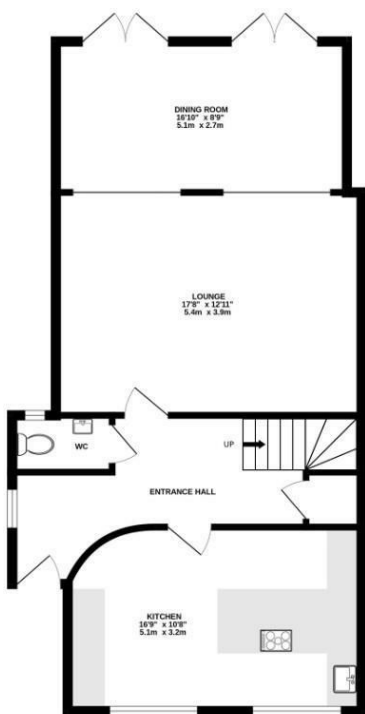
Externally the property has an enclosed rear garden, mainly laid to lawn with patio seating area and a brick built shed. To the front you have a driveway providing off street parking for two cars.

Viewing of this property is highly recommended to truly appreciate the quality of the accommodation on offer.

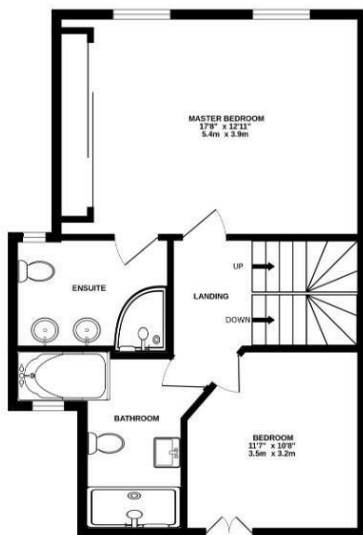




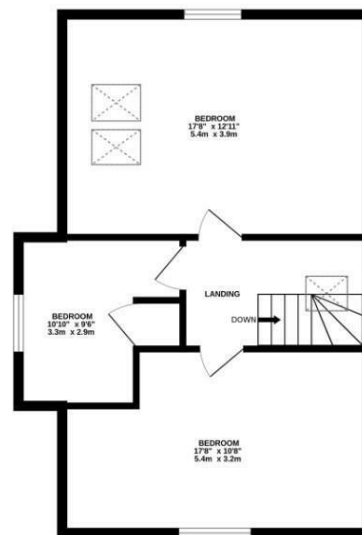
GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1907sq.ft. (177.2 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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### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

