



Sawyers Crescent, Copmanthorpe, York, YO23 3YA

- SOUGHT AFTER VILLAGE LOCATION
- GARAGE
- AMPLE OFF ROAD PARKING
- 3 BEDROOM SEMI DETACHED HOME
- WELL-PRESENTED THROUGHOUT

Offers Over £300,000



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DESCRIPTION

A beautifully presented and maintained, modern three-bedroom family residence.

This attractive property occupies a choice corner plot located on the sought after village of Copmanthorpe.

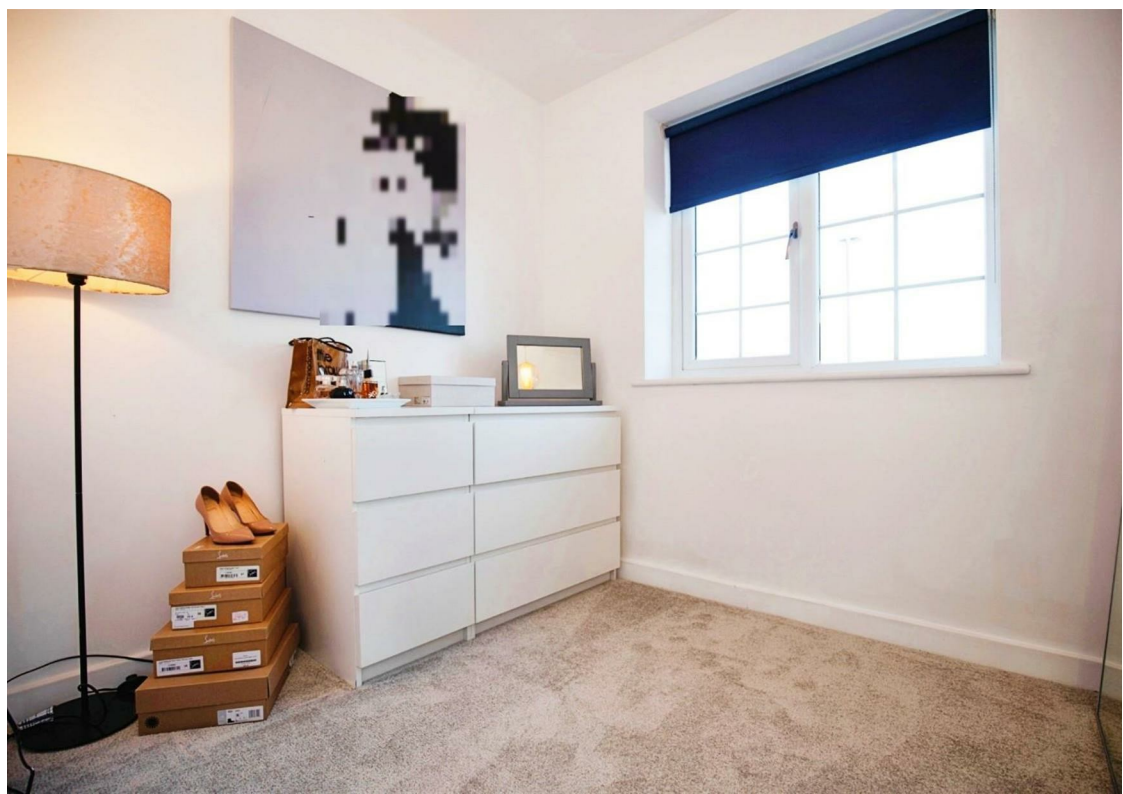
Benefiting from an air source heat pump and under floor heating, the property briefly comprises, entrance hall, ground floor W.C., neutral lounge with window to front, open plan kitchen/diner with modern fitted base and wall units in a high gloss finish, space for dining table and French doors to rear garden.

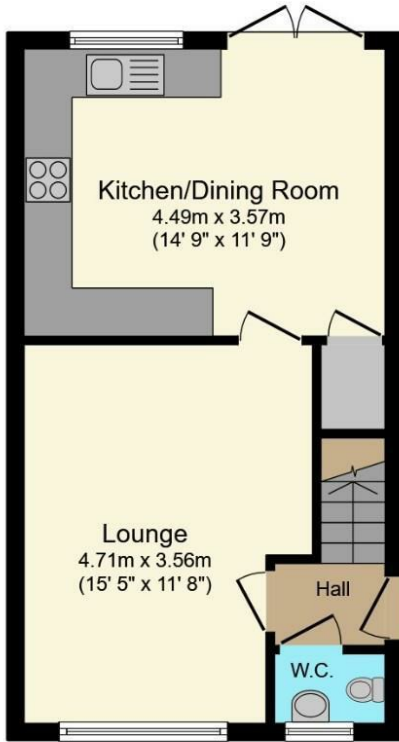
To the first floor is a landing, primary bedroom spanning the full width of the property with fitted wardrobes boasting excellent storage, two further bedrooms and four-piece house bathroom with shower and separate bath.

Externally, there is a wrap around lawn and driveway supplying ample off road parking leading to the garage, to the rear is a well-maintained patio, decking and raised lawn area with artificial grass.

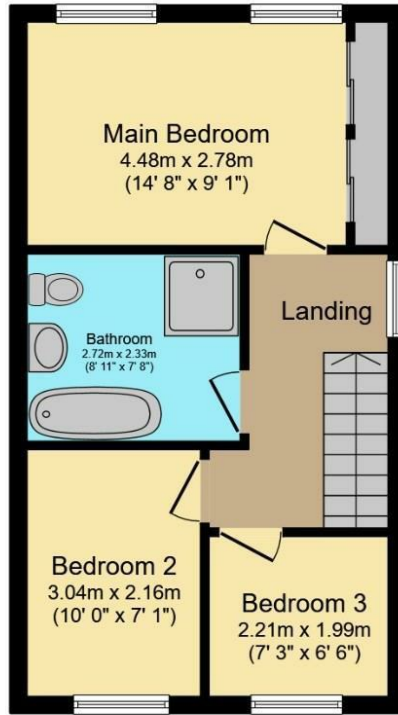
Copmanthorpe is a picturesque and very popular village which lays three miles to the south/west of York and has a thriving community as well as excellent amenities, including sports clubs, public house, and a variety of shops. The A64 give good access to the local and national road networks.



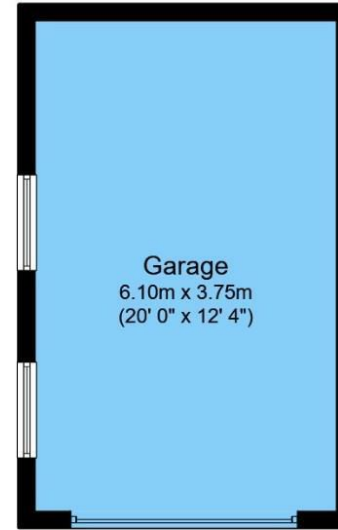




Ground Floor



First Floor



Garage

Total floor area 98.1 m² (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

Please contact 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) 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	

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.



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