



St. Nicholas Crescent, Copmanthorpe, York, YO23 3UZ

- NO ONWARD CHAIN
- PRIVATE GARDEN
- GARAGE
- EPC RATING D
- CUL DE SAC
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D

£450,000



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DESCRIPTION

A three bedroom, detached family home in an enviable position at the end of a quiet cul de sac in the sought after village of Copmanthorpe. Upon entering the property you have a spacious entrance hall with built in storage and ground floor W.C.

The kitchen is found to the rear of the property and features a range of base and wall units with integrated appliances.

There is a bright and airy lounge with a large window to the front elevation allowing in plenty of a natural light, a feature fireplace creates a focal point to the room. Off the back of the lounge you have a conservatory with access to the rear garden.

Back through the kitchen you have a further reception room which has previously been used as a dining room.

To the first floor you have three bedrooms, two with fitted wardrobes and the third with a built in storage cupboard.

The internal accommodation is completed by the family shower room with sink, W.C, heated towel rail and walk in shower cubicle.

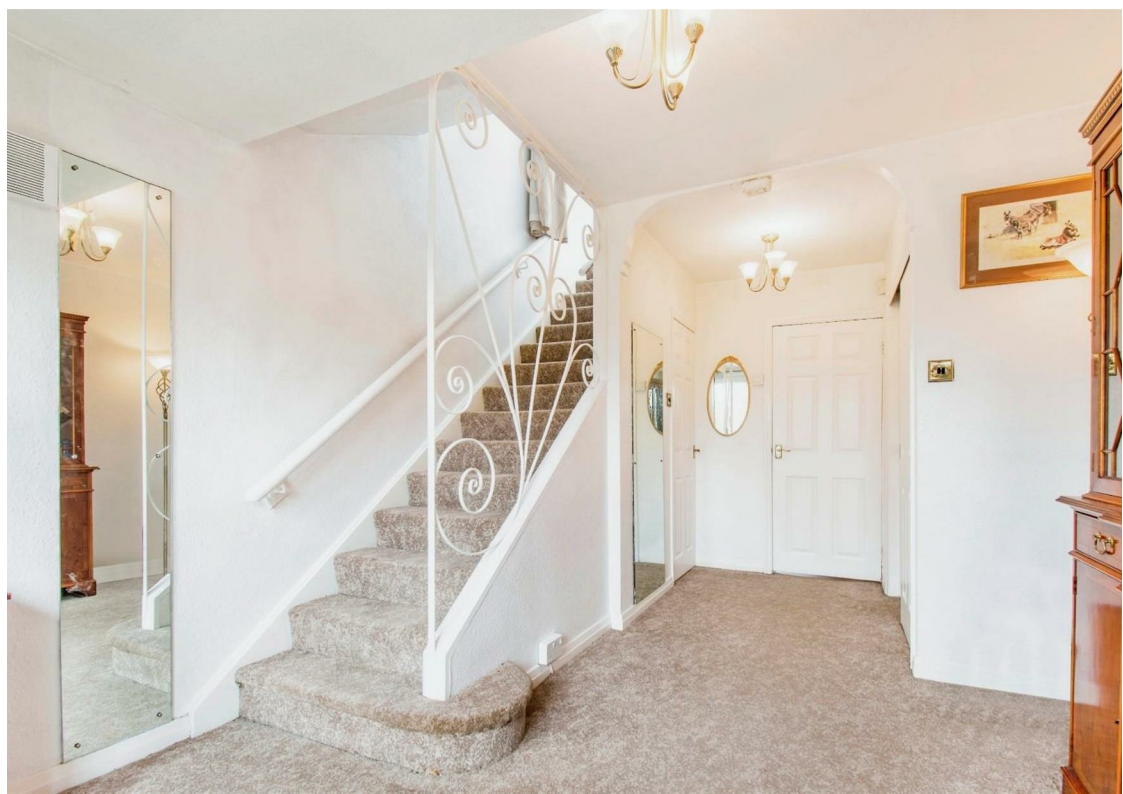
Externally the property has a lawned front garden with mature borders. A Paved driveway provides off street parking for multiple vehicles and leads to the garage with up and over door and power.

To the rear is a private, lawned garden with patio seating area.

This property would benefit from a degree of modernisation and presents a superb opportunity to put their own stamp on it to create a stunning family home in a highly sought after location.

Offered for sale with no onward chain viewing of this property is highly recommended to truly appreciate all that is on offer.







Total floor area 119.6 sq.m. (1,287 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). Powered by www.focalagent.com

Viewings

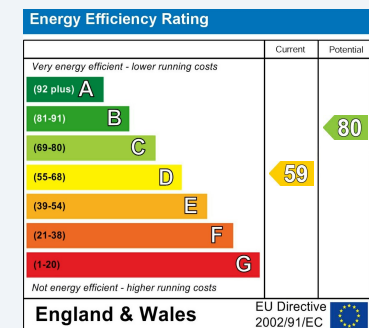
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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