



Fairfax Croft, Copmanthorpe York YO23 3XS

welcome to

Fairfax Croft, Copmanthorpe York

Located in the highly sought after village of Copmanthorpe, approximately four miles south west of the city centre. The village itself is served by excellent local amenities including shops, schools and public houses. There are also good transport links into the City Centre.



Lounge

12' 10" x 12' 8" (3.91m x 3.86m)

A modern lounge with a window looking south west over the front of the property, laminate flooring throughout, a designer radiator, the stairs up to the first floor and a door in to the kitchen.

Kitchen

12' 8" x 16' 5" (3.86m x 5.00m)

A superb dining kitchen with modern, gloss units, a range of integrated appliances which include a dishwasher and oven. There is also the boiler, marble effect work tops, a breakfast bar, a sky light and patio doors on to the rear garden.

Landing

A carpeted landing with a small storage cupboard and the loft access.

Bedroom One

11' 6" x 9' 7" (3.51m x 2.92m)

A double bedroom with carpeted floors, a window looking over the front of the home, a radiator and a walk in wardrobe.

Bedroom Two

6' 7" x 11' 8" (2.01m x 3.56m)

The second bedroom has carpeted floors, a window to the rear and a radiator.

Bathroom

The house bathroom has a shower over the bath tub, a w.c, a wash hand basin, lino flooring and a window to the rear.

Exterior

The exterior of the home offers allocated parking at the end of the cul-de-sac. There is a low maintenance, paved and pebble patio area to the front of the home and a well maintained garden to the rear, with artificial grass, a storage shed and fence to surround.



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



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Fairfax Croft, Copmanthorpe York

- A WELL PRESENTED, TWO BEDROOM HOME
- CUL-DE-SAC LOCATION
- SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF COPMANTHORPE
- A MODERN DINING KITCHEN WITH A BREAKFAST BAR AND ADDITIONAL SPACE FOR A DINING TABLE
- A SUPERB HOME FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108978 - 0002

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