



8 Hatters Close  
Copmanthorpe, York YO23 3XQ



**8 Hatters Close**  
**Copmanthorpe, York YO23**  
**3XQ**  
**£320,000**

Are you looking for your next family home, maybe a property that you can put your own stamp on? Then this house could be for you! We are delighted to bring to market a detached property in Copmanthorpe Village, offering a cul-de-sac position, off street parking and driveway. With three bedrooms, two reception rooms and conservatory there is a lot to like! The village itself also has lots to offer; shops, take aways, restaurant and sports hall, to name a few! Call Quantum to view on 01904 631631. Offered with no forward chain.

EPC Rating E  
Council Tax Band C

**Entrance Hallway**  
Composite door. UPVC window. Radiator. Stairs to first floor.

**Lounge**  
15'3 x 11'4 (4.65m x 3.45m)  
UPVC bow window. Radiator. Gas fire with surround and hearth. Double doors leading into the dining room.

**Dining Room**  
10'7 x 7'6 (3.23m x 2.29m)  
Radiator. Sliding doors into the conservatory. Door to the kitchen.

**Kitchen**  
10'7 x 6'10 (3.23m x 2.08m)  
Fitted with wall and base units and coordinating worktops. Built in oven with 4 ring gas hob and extractor hood over. Sink and half a bowl with drainer. Space for under counter fridge. Space and plumbing for washing machine. Wooden rear door to side access. UPVC window. Understairs cupboard.







### Conservatory

10'11 x 8'6 (3.33m x 2.59m)

Brick built conservatory with UPVC windows and doors to the garden. Sliding doors to the dining room.

### Stairs to first floor

UPVC window. Loft access. Cupboard housing boiler.

### Bedroom One

12'10 x 9'0 (3.91m x 2.74m)

UPVC window. Radiator. Built in wardrobe with sliding mirrored doors.

### Bedroom Two

9'1 x 8'8 (2.77m x 2.64m)

UPVC window. Radiator. Wardrobe with sliding doors.

### Bedroom Three

9'7 x 5'7 (2.92m x 1.70m)

UPVC window. Radiator.

### Bathroom

6'5 x 6'0 (1.96m x 1.83m)

Fitted three piece suite comprising; bath with electric shower over, wash hand basin with vanity unit and toilet. Opaque UPVC window. Radiator.

### Outside

To the front of the property, it is mainly laid to lawn with established tree and picket fence. There is a long driveway offering off street parking which also leads to the covered carport and detached garage.



The rear garden is low maintenance with gravel and built up planting borders. To the back of the garden there is decked seating area and summerhouse.

### Garage

With up and over door. Wooden side access door and window.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

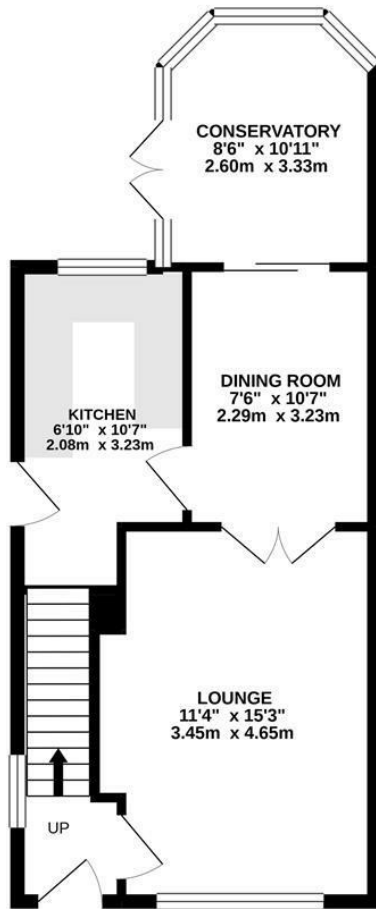
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

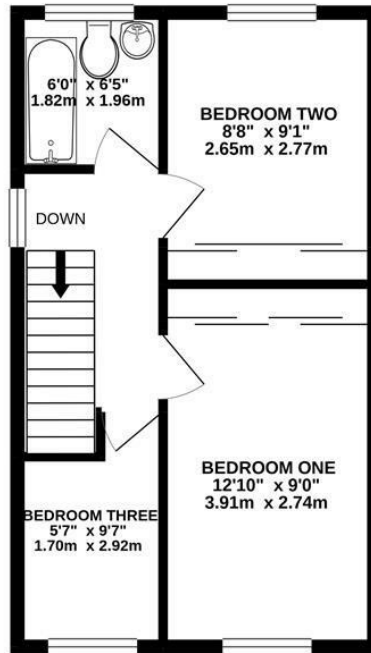
The property is currently tenanted, however being sold with vacant possession.



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

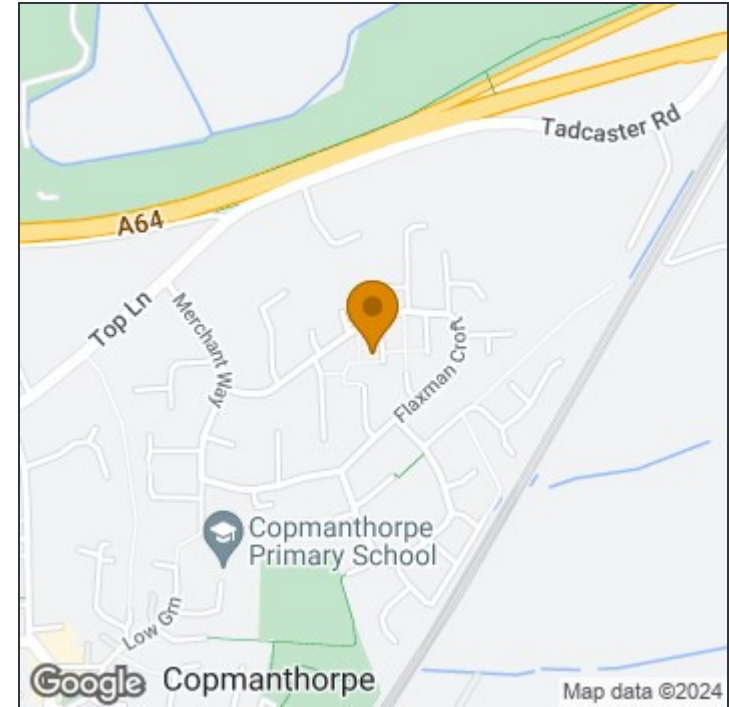


1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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