



10 Moorland Gardens
Copmanthorpe, York YO23 3YZ

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3YZ**

£250,000

Nestled in the charming area of Moorland Gardens, Copmanthorpe is this super mid terrace property, which is close to local amenities and within reach of transport links. The house is ready to move into following recent updates such as; decorating throughout, brand new carpets and brand new kitchen.

In brief the house comprises; Entrance hallway, lounge, dining kitchen, two bedrooms and smart bathroom. To the outside there is a neat rear garden with patio and parking space which would fit two cars.

Whether you are looking for your next home or rental investment, this home in Copmanthorpe is a wonderful choice. With no onward chain adding to the ease of this purchase. Call us now for an early viewing!

Council Tax Band B
EPC Rating C

Entrance Lobby
UPVC door. Radiator. Stairs to first floor.

Lounge
13'6 x 10 (4.11m x 3.05m)
UPVC window. Radiator. Understairs to useful downstairs cupboard. Radiator. Door through to the kitchen.

Dining Kitchen
13'6 x 9'2 (4.11m x 2.79m)
Brand new beautifully fitted kitchen with both high and low - level units and co-ordinated work surfaces. Brand new oven with hob and extractor hood over. Plumbing for washing machine. Space for table and chairs. Radiator. Two UPVC windows and UPVC door to the rear garden.

Stairs to first floor





First floor landing

With access to loft. Doors to bathroom and the two bedrooms.

Bedroom One

13'6 x 10'2 (4.11m x 3.10m)

With brand new carpet. Two UPVC windows. Radiator. Door to cupboard.

Bedroom Two

12'9 x 7'0 (3.89m x 2.13m)

With UPVC window. Radiator.

Bathroom

6'3 x 6'3 (1.91m x 1.91m)

A very modern, smart white bathroom suite comprising; bath with shower over, white basin and low-level WC. Heated towel rail. UPVC opaque window. Extractor fan.

Rear garden & Parking

There is allocated parking on a strip near to the house which would fit two cars.

A neat garden with lawn area and patio surrounding. Shed. Access to the rear path for bins.

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 B. 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 boiler was new as of November 2024.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

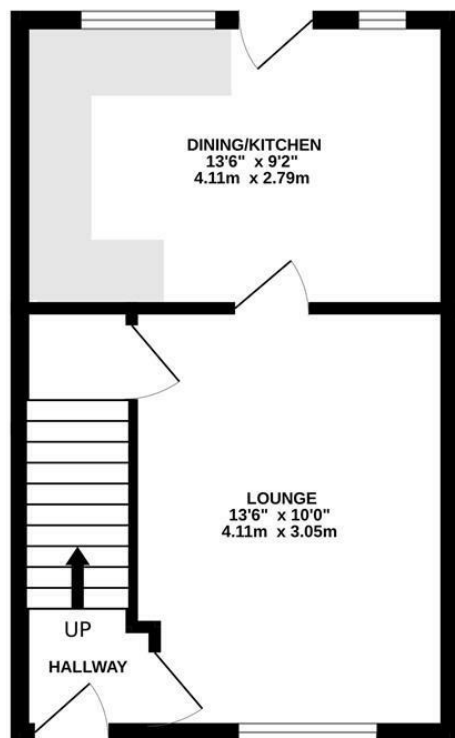
A monthly charge of £8.00 is payable to Yorkshire Housing for the communal greenspace and carpark located to the front of the property. This is shared between the houses.

The property has 100% ownership.

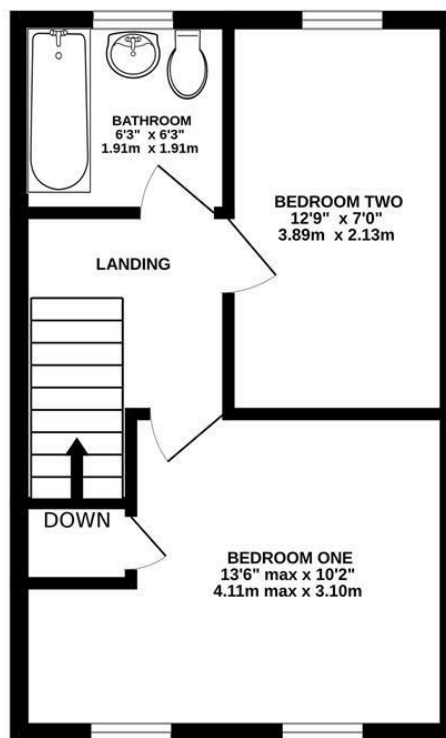
All information should be checked and verified by a solicitor.



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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