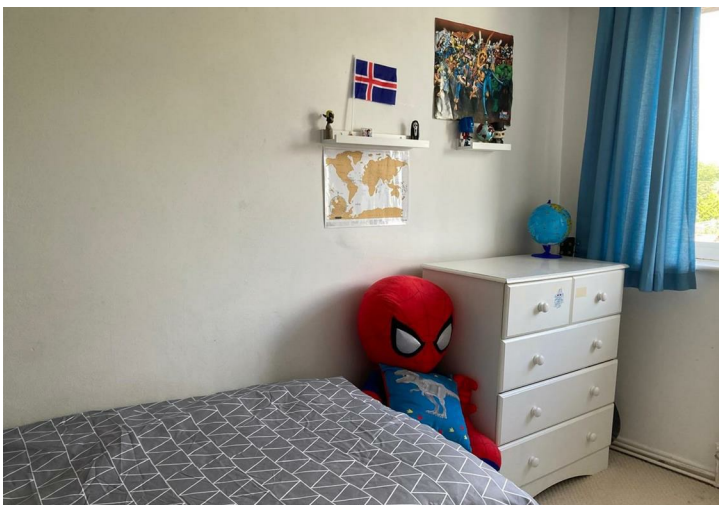




7 Vavasour Court, Copmanthorpe, York, YO23 3TY

Guide Price £215,000





## 7 Vavasour Court, Copmanthorpe, York, YO23 3TY

**£215,000**

NO ONWARD CHAIN! Churchills Estate Agents are delighted to offer to the market this perfect starter home, situated in one of the most sought after villages in York. Copmanthorpe is within easy commuter distance of York City Centre and the A64 and has an excellent range of schools and shops, village pub and plenty of other facilities. This fabulous two bedroom home would make an ideal first time buy or investment property and is well presented throughout. The property has the benefit of central heating, double glazing and comprises lounge, breakfast kitchen, one double bedroom, one single bedroom and a three piece bathroom. To the outside are gardens to the front and rear plus an allocated parking space. An early viewing is recommended to appreciate the accommodation on offer.



## Description

### Lounge

12'9 x 13'8

Entrance door, window to front, dado rail, ornate fire surround, stairs to first floor, TV point, power points. Carpet.

### Dining Kitchen

12'10 x 8'9

Well fitted with a range of matching base and wall mounted units incorporating roll top work surfaces over, gas hob and electric oven, tiled splashbacks, radiator, power points, windows to rear and door to rear garden. Tiled flooring.

### First Floor Landing

Dado rail. Carpet. Doors to:

### Bedroom 1

12'2 max depth x 10'9 to wardrobe x 9'11

Window to front, radiator, power points. Carpet.

### Bedroom 2

12'1 x 5'8

Window to rear, radiator, power points. Carpet.

### Bathroom

6'6 x 4'11

Window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC. Vinyl flooring.

### Outside

Fully enclosed low maintenance rear courtyard with timber shed with electrics. There is also an allocated parking space.



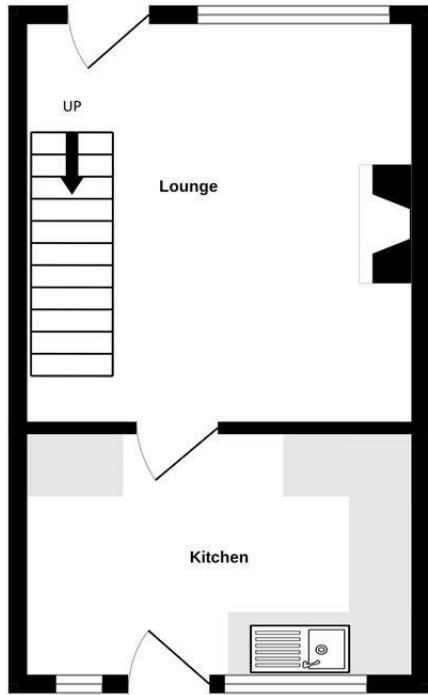
## Features

- NO ONWARD CHAIN
- Perfect Two Bedroom Starter Home
- Excellent Range Of Schools & Shops
- Well Presented Throughout
- Central Heating & Double Glazing
- Gardens To The Front & Rear
- Allocated Parking Space
- Council Tax Band B
- EPC C70

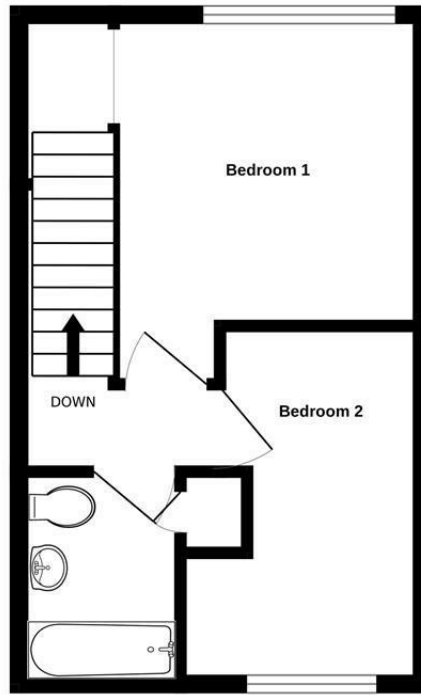


# FLOOR PLAN

Ground Floor  
262 sq.ft. (24.3 sq.m.) approx.



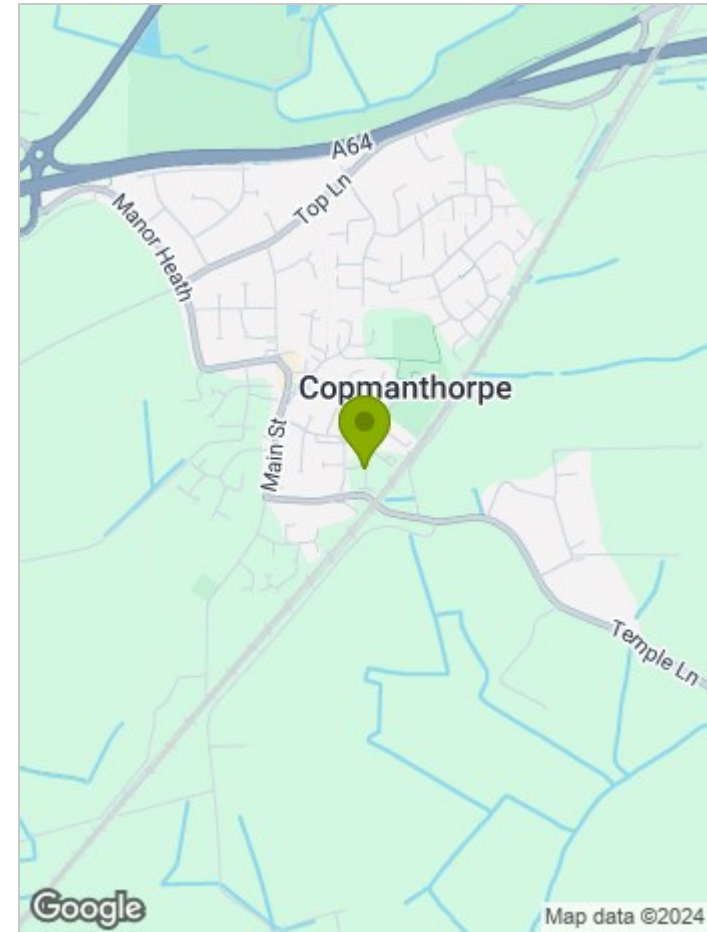
1st Floor  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 representation of fact, 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.