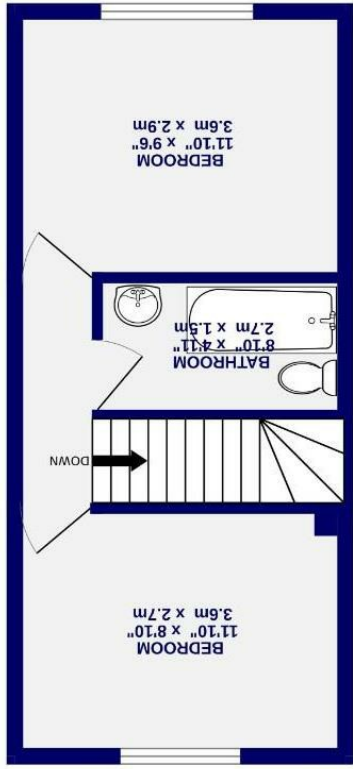
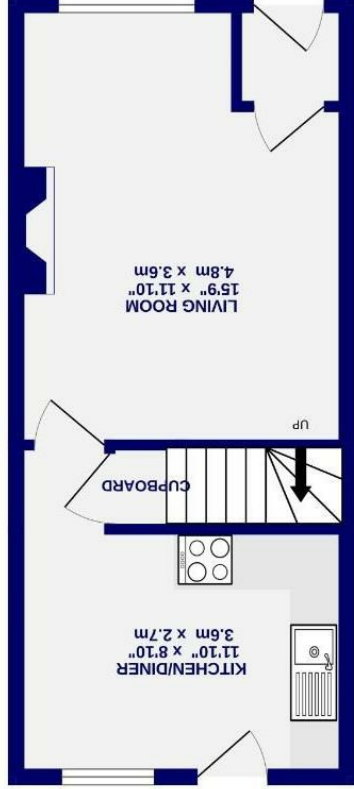


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

TOTAL FLOOR AREA: 635 sq ft. (58.9 sq m.) approx.
 What every attempt has been made to ensure the accuracy of the layout, measurements of rooms and floor areas and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation.
 Made with Keyplan 2000



1ST FLOOR
 314 sq. ft. (29.1 sq.m.) approx.



GROUND FLOOR
 321 sq. ft. (29.8 sq.m.) approx.

Ostlers Close Copmanthorpe, York YO23 3YB

Freehold
 Council Tax Band - B

- Modern Townhouse
- Two Bedrooms
- First Floor Bathroom
- Enclosed Garden
- South Facing Aspect
- Off Street Parking
- Popular Village Setting
- EPC - C



Ostlers Close
Copmanthorpe, York
YO23 3YB

£250,000



Located in the popular residential area of Copmanthorpe, close to a variety of local amenities and good commuter links to York city centre, is this two bedroom mid townhouse with a south facing courtyard style garden. A successful rental property over the years, this property is offered with no onward chain and would make an ideal first home.

Internally the property comprises a small entrance hall and a generous living area with a large window looking out to the front. The well equipped kitchen is located to the rear and offers ample storage by way of wall and base unit along with space for freestanding white goods.

On the first floor are two double bedrooms and a modern house bathroom.

Externally is a landscaped and well presented south facing rear garden with fence boundaries, shed, off street parking and a front lawn.

An ideal home for first time buyers or investors and offered with no onward chain, viewing is highly recommended.

Council Tax Band- B

