



5 Millers Croft
Copmanthorpe, York YO23 3TW

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£445,000

A charming detached house located in the village of Copmanthorpe. This property boasts a lovely garden room, perfect for enjoying a cup of tea while overlooking the beautiful garden. With a bright and spacious lounge, three bedrooms, and a modern shower room, this house offers ample space for a family.

Another bonus to this great property is the off street parking, carport and garage with electric door! The village location also provides a sense of community while still being close enough to York for all your city needs. No Forward chain!

EPC rating D
Council Tax Band D

Entrance Hallway
Composite part glazed door. Opaque UPVC window. Radiator. Stairs leading to the first floor. Door to kitchen and wc. Opening through to the lounge. Understairs cupboard.

WC
6'4 x 3'2 (1.93m x 0.97m)
Fitted with a two piece suite comprising; toilet and wash hand basin with vanity unit. Heated towel rail. Opaque UPVC window.

Kitchen
9'3 x 8'10 (2.82m x 2.69m)
Fitted with high and low level units and coordinating worktops with space for seating. Sink and a half with drainer unit. Oven with 4 ring gas hob and extractor hood over. Built in fridge. Built in dishwasher. UPVC window. Underfloor heating.

Open plan lounge
16'2 x 17'6 (4.93m x 5.33m)
Opening through from the hallway is the spacious lounge with plenty of room for a dining table and chairs. UPVC double doors leading into the garden room. UPVC window. Radiator. Gas fire with surround and hearth.

Garden Room
13'3 x 8'11 (4.04m x 2.72m)
Brick built garden room with UPVC windows and double doors leading into the garden. Impressive sky lantern. Underfloor heating.

First floor landing
Loft hatch access. UPVC window. Airing cupboard housing hot water tank. Two further storage cupboards.





Bedroom One
13'0 x 8'6 (3.96m x 2.59m)
Built in wardrobe. UPVC window. Radiator.



Bedroom Two
9'5 x 11'1 (2.87m x 3.38m)
UPVC window. Radiator. Built in wardrobe.

Bedroom Three
7'5 x 7'5 (2.26m x 2.26m)
UPVC window. Radiator.



Shower Room
7'0 x 6'4 (2.13m x 1.93m)
A modern fitted shower room comprising; Walk-in shower, wash hand basin with vanity unit and toilet. Heated towel rail. Opaque UPVC window.

Garage
17'9" x 8'8" (5.42 x 2.65)
Laid on with power and light. Double glazed window. Boiler. Electric garage door.

Outside
To the front of the property is a beautifully presented low maintenance garden with raised gravelled area, perfect for pots to add a touch of colour. The driveway offers off street parking and a handy carport leading to the garage.

To the rear of the property is a spacious and well tended garden with steps to the lawn and low level borders which are currently gravelled, with added greenery from shrubs. There are two patio seating areas and gated side access.

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.

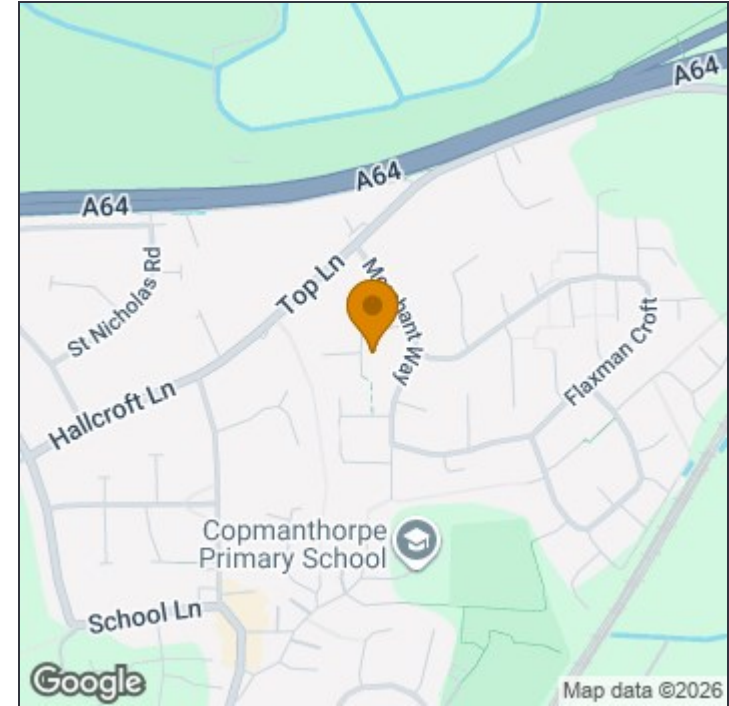
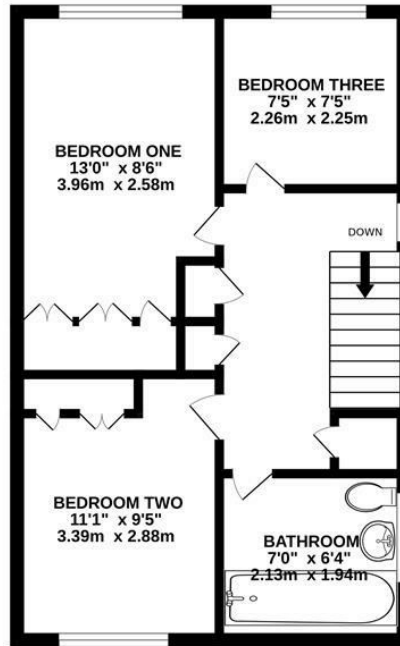
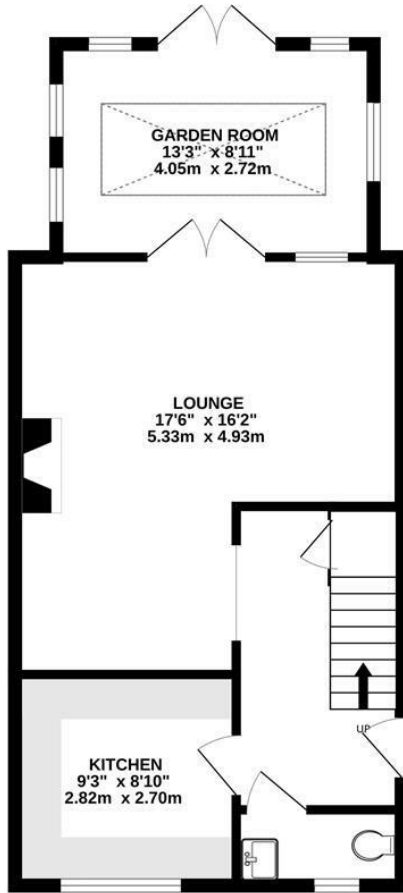
Council Tax Band of the property is D. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a heat only boiler for the heating and a hot water cylinder which supplies the hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Anti - Money Laundering Compliance
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 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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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com