

HUDSON MOODY

35A Tadcaster Road, Copmanthorpe, York YO23 3UN

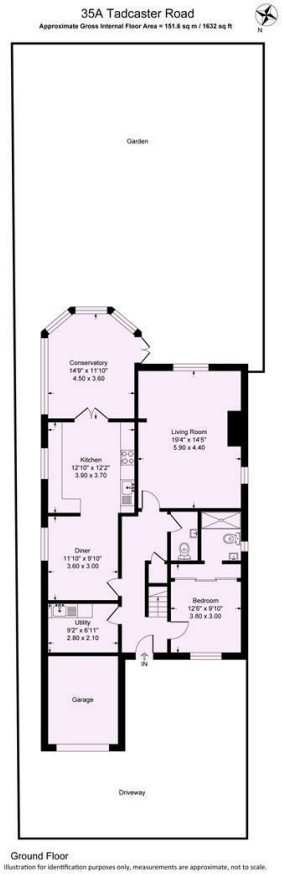
Situated on the outskirts of the popular and sought after village of COPMANTHORPE, close to the A64, is this attractive, beautifully presented and individually styled DETACHED DORMER BUNGALOW. The property offers very spacious living accommodation, three en-suite bedrooms with fitted cupboards, conservatory, generous lawned gardens, garage and a large off road parking area for several vehicles.

- Charming Detached Dormer Bungalow
- Spacious Dining Kitchen and Conservatory
- Separate Utility Area. Ground Floor WC
- Ground Floor En-Suite Double Bedroom
- 19ft Immaculate Living Room Overlooking the Rear Garden
- Garage/Storage
- Two First Floor En-Suite Double Bedrooms, One with Balcony
- Under Floor Heating to Some Ground Floor Rooms
- Good Location in Popular Village with Amenities
- Within Easy Reach of A64 and York City Centre

Offers In Excess Of £600,000

Tenure: Freehold

Council Tax Band: F









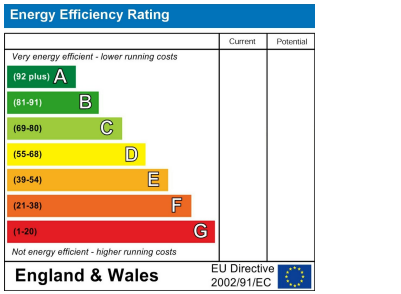




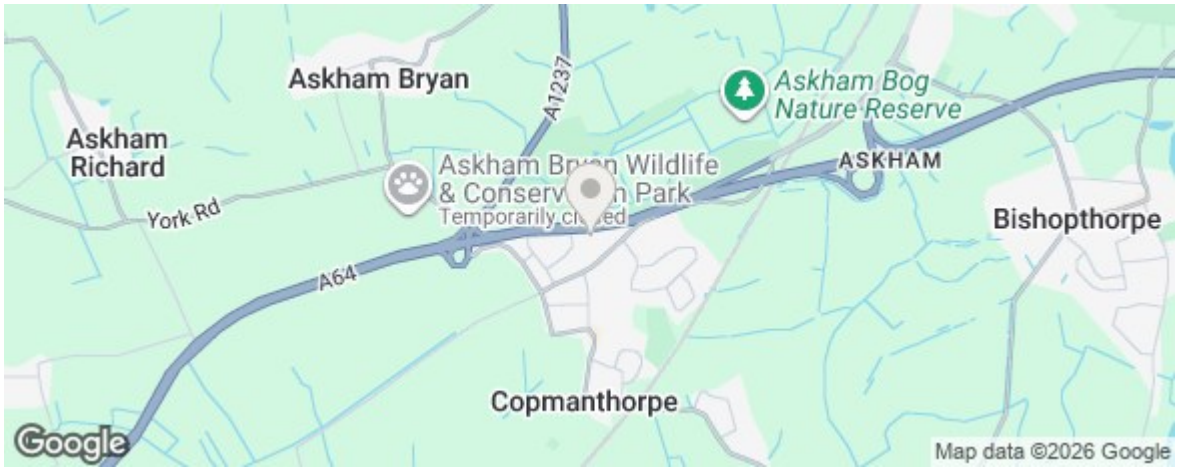












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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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