



FOR SALE

QUANTUM
SALES & LETTINGS

01904 631631

43 Barons Crescent
Copmanthorpe, York YO23 3TZ

2 1 1

A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, and a sofa icon for 1 living room. To the right of these icons is a menu icon consisting of three horizontal lines.

**43 Barons Crescent
Copmanthorpe, York YO23
3TZ**

£235,000

This delightful townhouse on Barons Crescent offers no forward chain, the house was renovated in 2023 and is currently let until the end of April. A super first time home or another successful investment house.

When entering into the property you will find a spacious lounge, modern fitted kitchen with rear porch leading to the rear garden. To the first floor there are two double bedrooms and a modern three piece bathroom suite. The rear garden provides easy maintenance with raised planters, plus a parking space to the rear.

Copmanthorpe village offers many amenities and the local school is just minutes away.

Book your viewing today!

EPC rating C
Council Tax Band B

Entrance
Composite door into the lounge.

Lounge
13'1" x 12'8" (3.99m x 3.86m)
With stairs to first floor. UPVC double glazed window. Radiator. Door into kitchen.

Kitchen
12'8" x 8'4" (3.86m x 2.54m)
Modern fitted kitchen installed in 2023. With high and low level units and wooden worktops. Sink and drainer unit. Built in electric oven. Four ring electric hob and extractor hood above. Space for freestanding fridge freezer. Space and plumbing for washing machine. Breakfast bar. Two UPVC windows. Radiator. Door leading to rear porch.

Rear Porch
Three UPVC windows. UPVC door to the garden.

Stairs to first floor

Landing
Loft access which also houses the boiler.





Bedroom One

11'0 x 9'6 (3.35m x 2.90m)

UPVC window. Radiator. Over-stairs storage with shelving.

Bedroom Two

11'10 x 6'6 (3.61m x 1.98m)

With UPVC window. Radiator.

Bathroom

Modern fitted three piece suite installed in 2023 which comprises; bath with shower over, wash hand basin and low-level WC. Extractor fan. Heated towel rail. UPVC opaque glazed window.

Outside

To the front of the property is laid to lawn with low level planted borders.

To the rear of the property is a low maintenance enclosed garden which is paved and has raised beds.

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.

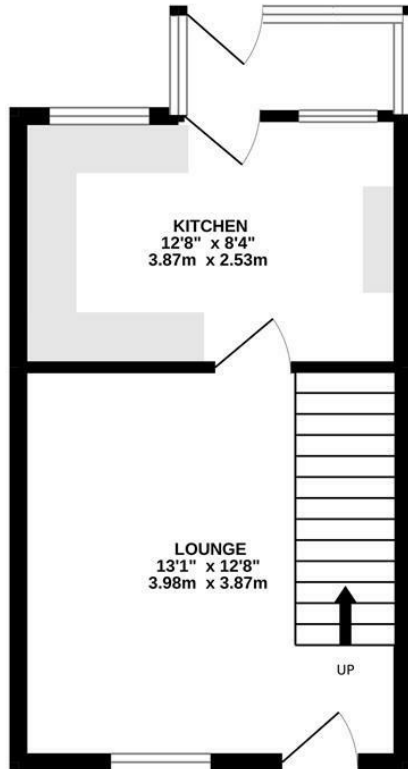
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Anti - Money Laundering Compliance

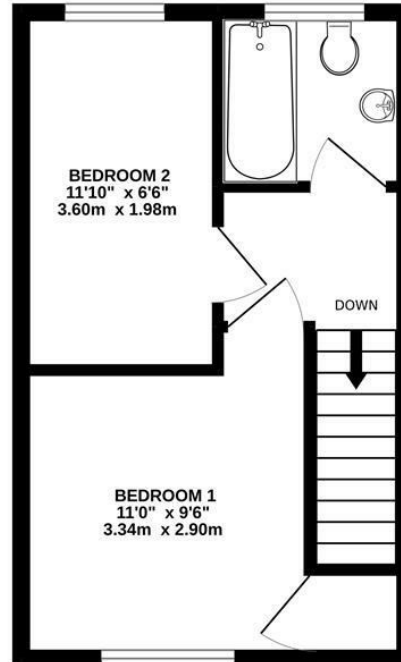
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new 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
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 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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