Ashtons

Sawyers Crescent, Copmanthorpe, York, YO23 3YA

Sawyers Crescent
Copmanthorpe, York
YO23 3YA

Offers Over £190,000

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Located in the popular village of Copmanthorpe, just south of York, this mid-terrace house offers excellent access to York city centre, the railway station and the outer ring road, while benefiting from the village's excellent range of local amenities. Having been a much-loved home for many years, it now requires modernisation but is now offered with no onward chain and presents an excellent opportunity for a first-time buyer or those looking to downsize.

The property opens into an entrance hall leading through to a spacious open-plan living and dining room, creating a bright and versatile space for everyday living. To the rear is a fitted kitchen offering a range of wall and base units, with ample worktop space and room for freestanding appliances.

Upstairs, there are two well-proportioned double bedrooms of similar size, together with a three-piece family bathroom and a useful overstairs storage cupboard.

Externally, the rear garden is larger than expected for a property of this style and enjoys a private aspect. It is thoughtfully arranged with lawn and patio areas, providing plenty of space for outdoor seating and entertaining, with a garden shed positioned at the end. The garden is fully enclosed by fenced boundaries, with the potential for off street parking.

Offered with no onward chain and situated in one of York's most sought-after villages, this property is sure to be popular on the open market. Early viewing is highly recommended.

Sawyers Crescent
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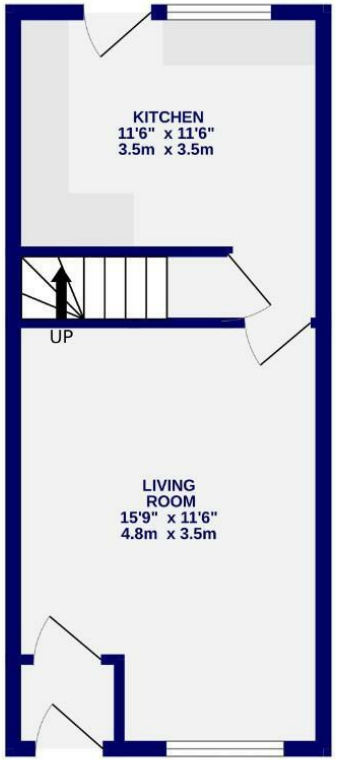
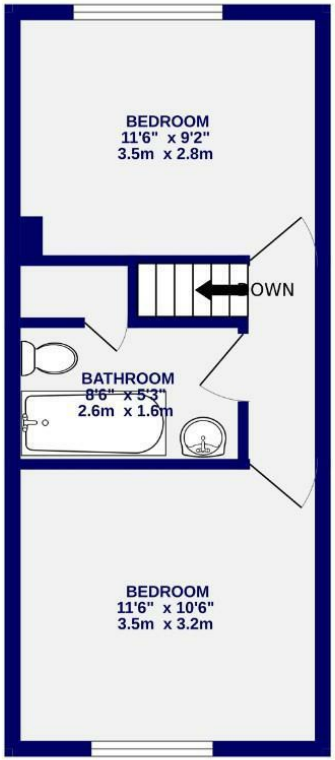
Freehold
Council Tax Band - B

- In need of Modernisation
- Larger Than Expected Garden
- Off Street Parking Available
- Popular Village Setting
- Two Double Bedrooms
- First Floor Bathroom
- No Onward Chain
- EPC - D

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

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