



HUDSON
MOODY

Plot 4, 7 Yorkfield Drive, Copmanthorpe YO23 3AQ

Tadcaster Road, Copmanthorpe, YO23 3UL

Approximate Gross Internal Area = 139.7 sq m / 1503 sq ft

Nestled in the charming village of Copmanthorpe, just south-west of York, this stunning new build by Miller Homes offers a perfect blend of modern living and traditional village charm. Spanning an impressive 1,503 square feet, this double fronted detached house makes the perfect space for any family.

- New Build House with 10 Year NHBC Warranty
- Four Bedrooms with En-Suite to Principal
- Open Plan Kitchen Breakfast Room
- Seperate Utility Room
- Double Fronted with Two Receptions
- Integral Garage
- Spacious Footprint
- Generus Plot Size
- Downstairs WC
- Energy Efficient with Solar Panels

Guide Price £519,995

Tenure: Freehold

Council Tax Band:

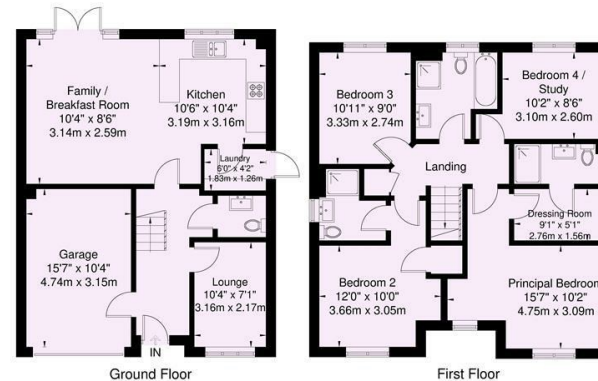


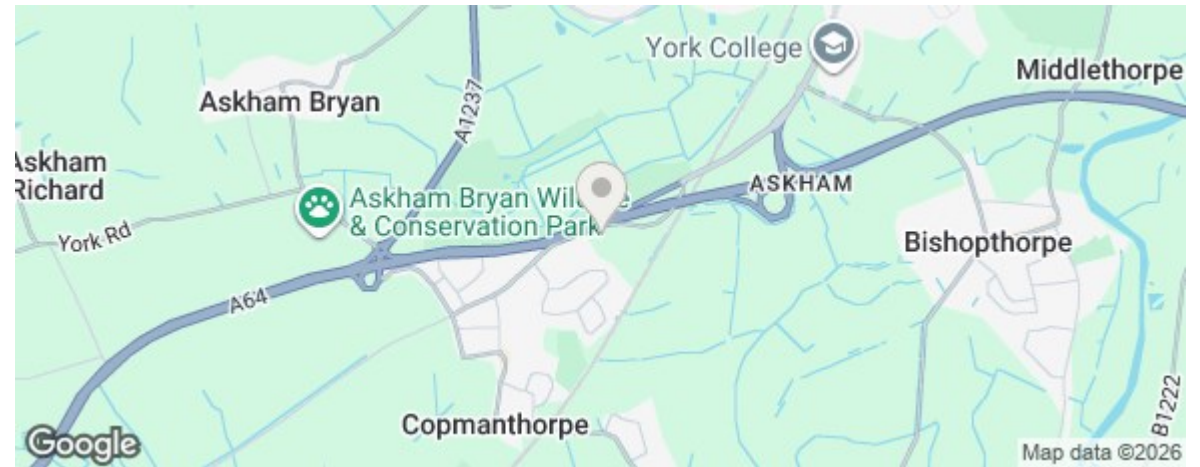
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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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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