



WISHART
ESTATE AGENTS

2 Moorland Gardens
Copmanthorpe
York
YO23 3YZ

£225,000

- Three Bedroom Mid Terraced
- Kitchen diner
- Off Street Parking
- Views Over the Green
- Beautifully presented
- Lawned rear garden
- Village Location
- Close to Shops and School



Wishart Estate Agents are delighted to offer for sale this beautiful three bedroom, mid-terrace home positioned in a desirable residential cul-de-sac in the much sought after village of Copmanthorpe. The accommodation offers, entrance hall, sitting room, kitchen diner, three bedrooms and a bathroom.

The benefits of an entrance hall should not be underestimated. This area allows for storage of coats and shoes and a staircase gives access to the first-

floor accommodation.

The spacious sitting room, in keeping with the rest of the property is beautifully decorated and has a window to the front elevation, overlooking the green opposite. Light neutral décor and immaculate carpets enhance the tranquil feeling in this home and a large under stairs cupboard offers a storage solution.

The kitchen is extensively fitted with a range of white wall and base units,

contrasting laminate work tops and white Metro tiles. A white porcelain sink fitted with mixer taps is positioned beneath the window overlooking the rear garden. Integral appliances include an electric oven and gas hob with extractor above, and space is provided for a free-standing fridge freezer and washing machine. The laminate flooring is ideal for a kitchen environment and the rear door gives access to a lawned garden. The dining end of the room has ample space a table and chairs as well as reception furniture.

The staircase with white spindled banister leads to the first-floor landing and a hatch provides access to the loft space. A large linen cupboard containing the hot water cylinder and shelving offers additional storage.

The Master bedroom is situated to the rear of the property, is a very spacious double enhanced by three large mirrored wardrobes. A window to the rear offers natural light and the décor creates a cosy ambiance.

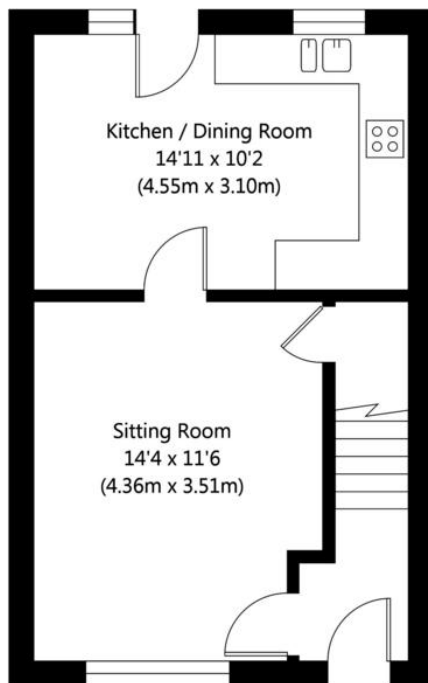
Bedrooms two and three are situated to the front of the property with windows overlooking the green. These bedrooms can also accommodate a bed and additional bedroom furniture.

The house bathroom is fitted with a white three-piece suite, including a bath with a Bristan electric shower over and a glass shower screen, a hand basin and a low-level W/C. The walls are partially tiled, there is also a large vertical bathroom cabinet, a decorative

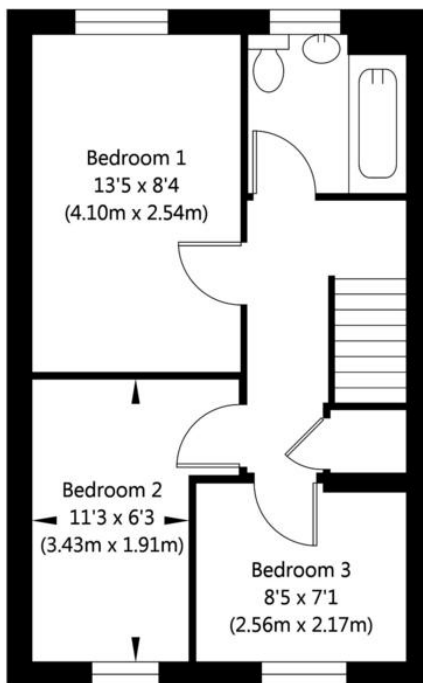
radiator cover and Vinyl flooring.

Externally, to the front, the property has been altered to offer extra parking. Just to the left of the house, is another allocated tandem parking area for two vehicles. This area gives pedestrian access to a fully enclosed rear garden which has a small patio, a lawn edged with flower beds and a garden shed.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 372 SQ FT / 34.58 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 372 SQ FT / 34.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 744 SQ FT / 69.16 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the A64 Westbound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Taking the second turning on the left onto Hallcroft Lane. Then take the first right onto Horseman Lane, continue along running into Main Street past the parade of shops and the Royal Oak public house on your left. Follow the road taking the fourth left hand turning after the pub onto Moorland Gardens. Number 2 is located to the left of the cul de sac and is easily identified by the Wishart flag.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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