



*WISHART*  
ESTATE AGENTS

19 Fairfax Croft  
Copmanthorpe  
York  
YO23 3XS

£185,000

- Two Bedroom Mid Terrace
- Well Maintained
- Kitchen/diner
- Generous Lounge
- Upgraded bathroom
- Beautifully Manicured Gardens
- Popular Village Location
- Tadcaster Grammar School catchment





Wishart Estate Agents are delighted to present to the open market this well maintained two-bedroom, mid terraced house situated in the much sought after village of Copmanthorpe. This modern two bedroomed home has been beautifully maintained and will appeal to a variety of buyers, including first time and those wishing to downsize.

This delightful home briefly comprises; lounge, kitchen diner, modern bathroom and two double bedrooms with views over the village Recreation Centre.

A beautifully manicured front lawn with colourful borders sits alongside the path which takes you to the front entrance door.

The lounge is a welcoming room, situated at the front of the property, neutrally decorated, and presented to emphasise the light brought in from a large window. The main focal point of the room is a coal effect gas fire in a timber surround. A white painted staircase leads to the first-floor accommodation.

The kitchen is extensively fitted with a range of cream wall and base units in a traditional shaker style. Timber effect contrasting work tops are fitted over with a white porcelain sink and drainer sitting beneath the window overlooking the rear garden. Integral appliances include an electric oven and gas hob with extractor above, fridge and space is provided for a washing machine. Tile flooring; ideal for a kitchen environment. A uPVC door gives access to the rear garden. There is ample space in the dining end of the room for additional furniture.

The staircase leads to the first floor landing with the neutral décor continuing from the lounge. A hatch provides access to the loft space. A shelved cupboard offers storage for linen.

Bedroom one is a spacious double bedroom with a large window to the front aspect creating a feeling of light within the room. A built in 'over the stairs' cupboard provides ample wardrobe and storage space.

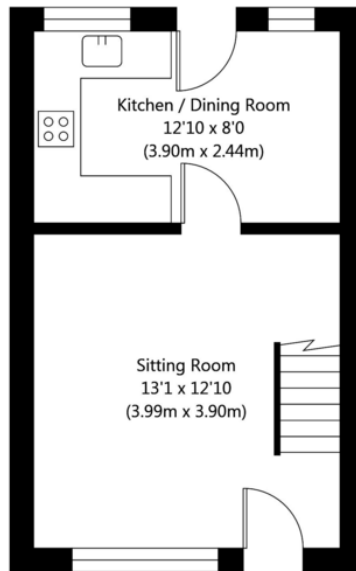
Bedroom two is another generous bedroom and would make an ideal guest room and

has a window overlooking the rear garden and Copmanthorpe Recreation Centre beyond.

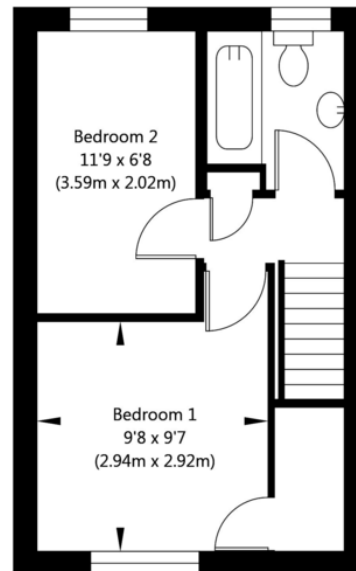
The modern bathroom has been fitted with a white three piece suite. The room has been reconfigured to allow a full size white bath with Triton electric shower over, a low-level WC and hand basin. With contemporary, part tiling to the walls, a heated towel rail and vinyl flooring, this is a stylish yet practical upgrade to the property.

Externally, the front of the property is mostly laid to lawn with borders offering a splash of colour. To the rear, a low maintenance lawned garden which is fully enclosed. The garden benefits from mature planting and a path leading to a pedestrian gate and a garden shed. Allocated parking is provided in the car park area at the end of the row of terraces.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 276 SQ FT / 25.62 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 278 SQ FT / 25.85 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 554 SQ FT / 51.47 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, taking the first left onto St Giles Way. Continue to follow this road passing the dentist and then the green on your right and take the fourth left onto Barons then take the third right into Fairfax Croft, No 4 is located on the left hand side and can be easily identified by a Wishart Estate Agents 'For Sale' flag. Edit Property Details

## OFFICE

Wishart Estate Agents  
Wilton House  
Station Road  
Tadcaster  
North Yorkshire  
LS24 9SG

**T:** 01904 404558

**E:** [info@wishartestateagents.co.uk](mailto:info@wishartestateagents.co.uk)

**W:** [www.wishartestateagents.co.uk](http://www.wishartestateagents.co.uk)

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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