



WISHART
ESTATE AGENTS

6 Moorland Gardens
Copmanthorpe
York
YO23 3YZ

£225,000

- Spacious, modern home
- Re-decorated & updated flooring
- Lounge & kitchen/diner
- Three bedrooms
- Two parking spaces
- Lawned rear garden with patios
- Sought after village
- Access to A64 & city



Wishart Estate Agents are delighted to offer for sale this three-bedroom, semi-detached home positioned in a desirable residential cul-de-sac in the sought-after village of Copmanthorpe. This spacious home has a warm and welcoming feel and has been re decorated with new, wool carpets and includes three good sized bedrooms and an updated bathroom.

Approached via a path between the front garden and the parking area, a charming timber porch sits over the half glazed front entrance door, which leads into the hallway. The entrance hall benefits from

timber effect laminate flooring, ideal for this high traffic area of the home, and provide space for coats and shoes

The sitting room has a generous window to the front aspect creating a pleasant feeling of space and light. Given its position on the cul-de-sac, it benefits from a good degree of privacy and is cosy and welcoming. A good sized, fitted cupboard below the stairs offers handy storage.

The kitchen diner is fitted with a range of white base and wall units with contrasting work preparation areas over and tiling to

the walls. A sink and drainer unit is positioned below the window overlooking the rear garden. Integral appliances include an electric oven and hob. Space is provided for a free standing fridge freezer and under counter dishwasher, with space also provided within the dining area for a washing machine. The gas fired, central heating boiler is discreetly positioned behind a wall unit within the kitchen. Space is provided within the dining area for a good sized breakfast table and a window overlooks the rear garden. A rear entrance door provides access to the rear garden. From the entrance hall, the staircase leads

up to the first floor landing where a hatch gives access to the loft space, which also has a drop down light. The linen cupboard containing the hot water cylinder is shelved offering additional storage space.

Bedroom one, located to the rear of the property, has built in, mirrored, white wardrobes and a window to the rear aspect gives views of the garden.

To the front of the property, bedroom two is also a good sized double bedroom, currently used as a home office. Bedroom three, also to the front aspect, has a

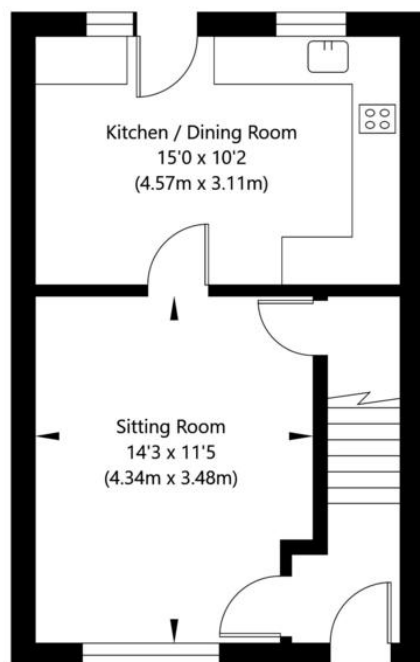
window that looks to the front elevation, over the garden and trees below with space for a chest of draws and wardrobe.

The bathroom is fitted with a white three-piece suite comprising; a low level WC, wash hand basin and bath and Triton electric shower over. The bathroom has been updated with large modern, tiling to the bath and hand basin. An opaque window set above the hand basin, overlooks the rear garden.

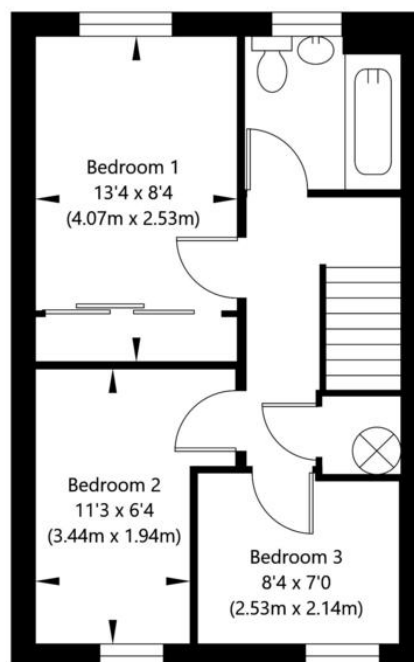
Externally, the property benefits from a lawned garden to the front, with a path

running down the side of the property to the rear garden and two parking spaces to within the parking area beyond the garden. A high fence and gated side entrance create a fully enclosed and private rear garden, which is mainly laid to lawn with two patio seating areas and a timber storage shed.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 373 SQ FT / 34.69 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 374 SQ FT / 34.77 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 747 SQ FT / 69.46 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 6 is located to the left of the cul-de-sac and is easily identified by the Wishart flag.

[Click to access 6 Moorland Gardens Energy Performance Certificate](#)

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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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