



WISHART
ESTATE AGENTS

6 Ostlers Close
Copmanthorpe
York
YO23 3YB

£230,000

- Generous Lounge
- Kitchen/Diner
- Three Double Bedrooms
- Modern Kitchen and Bathroom
- Village Location
- South Facing Rear Garden
- Off Street Parking
- Tadcaster Grammar Catchment Area



Wishart Estate Agents are delighted to offer for sale this three-bedroom, mid terraced home positioned in a residential cul-de-sac in the sought-after village of Copmanthorpe. Beautifully decorated and flooded with natural light, this family home has been extended into the loft space to offer three good sized bedrooms.

Approached via a path, the front garden is mostly laid to lawn with a small flower bed to add a splash of colour. A half glazed front entrance door, leads directly into the lounge.

This room has a generous window to the front aspect, flooding the room with natural

light and creating a pleasant feeling of space and light. A feature wall is the main focal point of the room which tones nicely with neutral décor and pale grey carpet which continues up the staircase to the first-floor landing.

A door with glazed panels leads to the kitchen diner. Fitted with a range of cream, high gloss base and wall units and contrasting work preparation areas. Integral appliances include an electric oven, a gas hob with extractor above, a stainless-steel splashback which sits alongside modern metro style tiles. Space is also provided for a free-standing fridge freezer and washing machine. The dining area can

accommodate a breakfast table, a window as well as a glazed rear door overlook the south facing garden. A generous under stairs cupboard is ideal for storing coats and shoes.

Back through the lounge, the staircase has a white painted timber banister and leads up to the first floor landing.

The master bedroom is located to the front of the property. This room which is fitted with sliding mirror and opaque wardrobes, has space for a large bed. A window gives views across the cul de sac, beyond the railway line, to open fields.

The second bedroom is to the rear and is also a double bedroom, with a feature wall and an understairs recess. Currently used as a child's bedroom, there is space for a large wardrobe and a desk.

Situated in the centre of the property, the bathroom is fitted with a white bath with shower over and a glass screen, a low level WC and a wash hand basin in a vanity unit. Painted panelling and partially tiled walls offer a modern finish. A large cupboard provides storage for toiletries and linen.

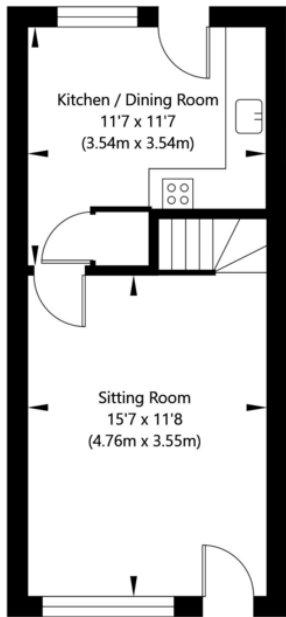
Another door on the landing leads to a staircase to the third bedroom. This room

can accommodate a double bed and benefits from two Velux windows as well as spotlights. In keeping with the rest of the property, this room has been decorated with a feature wall, and offers storage in the eaves.

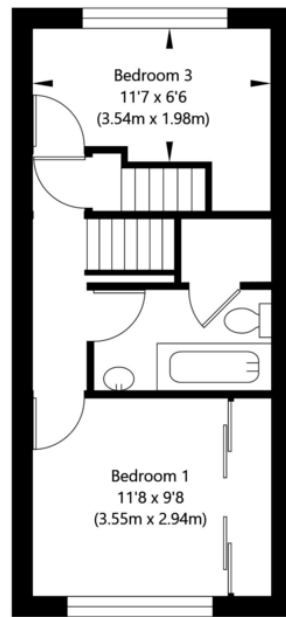
The rear garden is fully enclosed, mostly laid to lawn with a patio seating area and a small flower bed. There is a security light and external tap within the rear garden. The garden shed offers a storage solution and the rear access gate leads to a path to the allocated parking area.

*Potential for garage build, subject to the required consent. The owners inform us of the potential to build a garage on the allocated parking space which could be investigated further by new owners.

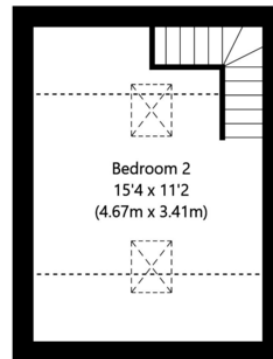




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 322 SQ FT / 29.93 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 321 SQ FT / 29.86 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 171 SQ FT / 15.92 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 814 SQ FT / 75.71 SQ M

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

B

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Entering Copmanthorpe village from the A64 heading West, continue along Manor Heath and take your second left onto Hallcroft Lane. Continue along Hallcroft Lane until it merges onto Top Lane. Take your second right onto Merchant Way until you bear left at the bottom onto Flaxman Croft. From Flaxman Croft take your second right onto Farmers Way. Follow the road round and take the fourth turning on the left into Ostlers Close and number 6 is located on the right hand side.

[Click to access 6 Ostlers Close 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 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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