



**WISHART**  
ESTATE AGENTS

7 Horseman Drive  
Copmanthorpe  
York  
YO23 3SN

£245,000

- Traditional semi-detached house
- Kitchen & lounge/diner
- Two double bedrooms
- South facing rear garden
- Parking & outside store
- Potential to extend
- Sought-after village location
- Close to local amenities



Situated on a popular street within the heart of the village of Copmanthorpe, this two-bedroom home boasts larger than average accommodation and stands on a good-sized plot, offering masses of potential. A south facing garden, two double bedrooms and a loft room, providing extra storage are standout features of this property.

Approached via a paved driveway, which continues down the side of the property, a step leads up to the upvc front entrance door and into the welcoming hallway. The hallway is decorated, like the rest of the property, neutrally and is fitted with a warm, oak effect laminate. The staircase leads to the first-floor accommodation and a cupboard is fitted beneath the stairs.

The lounge/diner is a bright and airy room thanks to the dual aspect window to the front and French doors to the south facing rear. A bricked-up fireplace stands as a central feature (with the gas supply still in place but capped off) and ample space is provided for a range of reception furniture. The oak effect laminate continues from the hallway and the décor is finished with ceiling coving.

The kitchen is fitted with a range of cream wall and base units with contrasting work surfaces over. An electric oven and gas hob are fitted integrally with an extractor hood fitted over. Space is provided for an under counter fridge and an under counter dishwasher. A stainless-steel sink unit and drainer is situated beneath the window, overlooking the rear garden. A

upvc rear entrance door with an opaque, glazed inset, leads out to the driveway.

From the hallway, the stairs are laid with a recently replaced carpet and lead to the first-floor landing, with a window to the top of the stairs. A large hatch with ladder leads to the boarded and carpeted loft room, which has been plastered and benefits from electric and a skylight. This extra room is ideal for storage or could be converted fully into a bedroom, subject to the necessary checks.

The house bathroom is fitted with a white, two-piece suite comprising; a panelled bath with shower over and a pedestal hand basin. The walls are fully tiled with large white tiling and a mosaic border. An opaque window is situated

above the hand basin, allowing for light and ventilation. The WC is located next door with a small, opaque window to the side elevation.

Bedroom one is a spacious double bedroom with two windows overlooking the front aspect and filling the room with light. A row of wardrobes and shelving are fitted and ample space is provided for a range of bedroom furniture. A large cupboard is located over the staircase, housing the boiler with extra storage space.

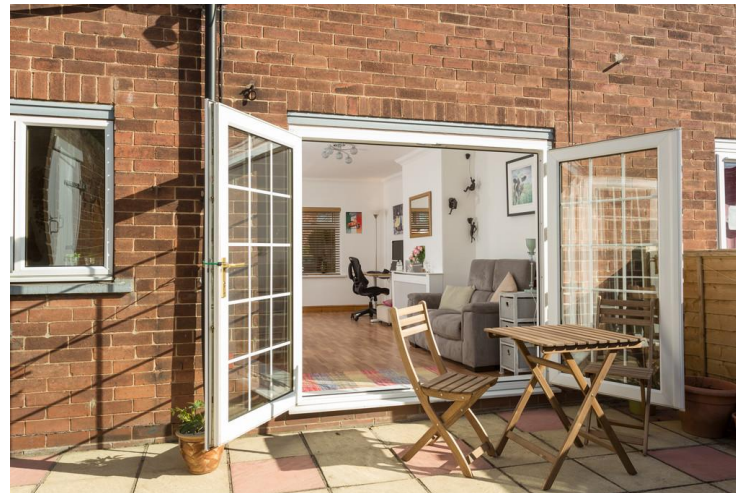
Bedroom two is a further double bedroom with a window overlooking the rear garden. Currently used as a home office, there is ample space for a range of bedroom furniture.

Externally, the property benefits from a low maintenance, slate chipped front garden, bordered with a low wall and a range of mature plants and shrubs. The paved driveway continues down the side of the property, leading to the rear garden.

The rear garden is mostly laid to lawn with a small patio seating area located directly from the French doors. A bed of mature plants and shrubs are situated to the rear of the garden, adding colour and a recently replaced, low timber fence borders with next door. A brick built store, fitted with power and plumbed for a washing machine offers useful storage and a handy utility area. A further timber shed is located within the garden, again offering

additional outside storage.

\*Please note: the timber shed and potted plants are not included within the sale.



## COUNCIL TAX BAND

B

## TENURE

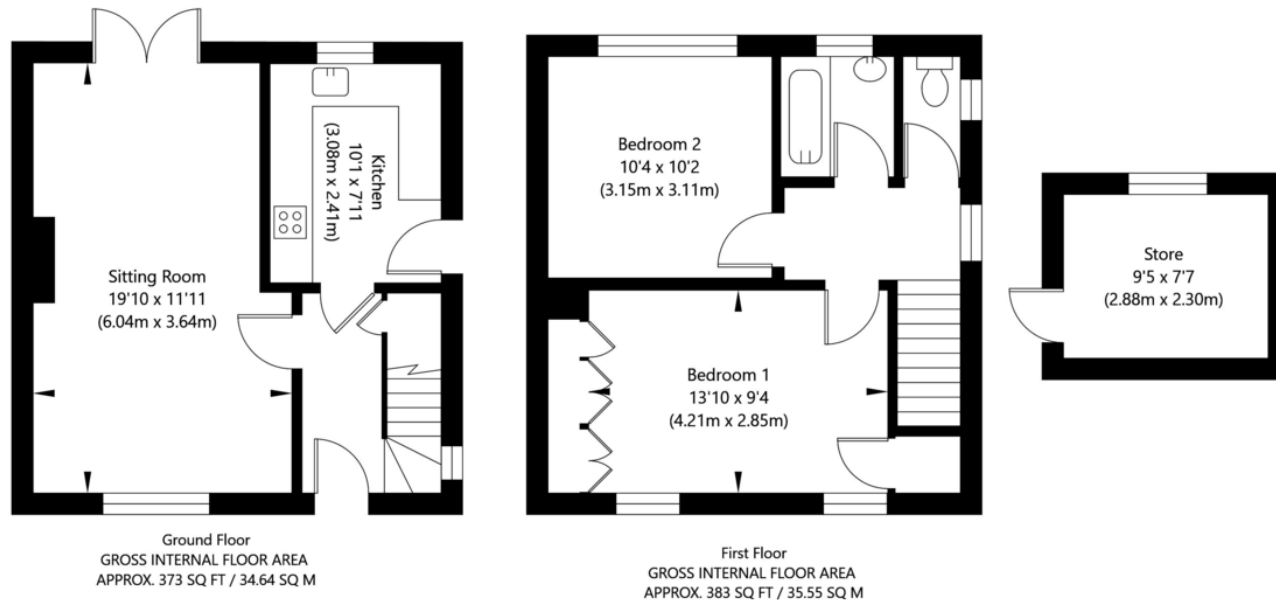
Freehold

## 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 third turning on the left onto Horseman Drive and the property can be found on your right hand side, just after the entrance to Horseman Close



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 756 SQ FT / 70.19 SQ M - (Excluding Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2021



[Click to access 7 Horseman Drive Energy Performance Certificate](#)

## 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

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#) and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.