



*WISHART*  
ESTATE AGENTS

1 Moorland Gardens  
Copmanthorpe  
York  
YO23 3YZ

£249,995

- New kitchen
- New windows and rear door
- Recently re-decorated throughout
- Three bedrooms
- Modern bathroom
- Quiet village location
- Off-street parking
- Tadcaster Grammar School catchment



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. The village offers excellent transport links and is within Tadcaster Grammar School's catchment area.

Approached via a path between the front lawn and the parking area, a timber porch sits over the half glazed, timber front entrance door leading into the hallway. Here there is storage space

for coats and shoes as well as the staircase, which leads to the first-floor accommodation.

Located to the front of the property, the generous sitting room has a window overlooking the green, adding a feeling of light and space and a cupboard below the stairs, offering handy storage.

The kitchen diner has recently been fitted with a range of white base and wall units with contrasting work preparation areas over and retro-style

tiling. A sink with mixer taps is positioned below a window overlooking the rear garden. Integral appliances include an electric oven and gas hob. Space is provided for a freestanding fridge/freezer and washing machine and the gas fired, central heating boiler is discreetly positioned behind a wall unit. There is space within the dining area for a good-sized breakfast table and the rear entrance door provides access to the garden.

Stairs lead up to the first-floor landing

and a hatch gives access to the loft space. A handy cupboard offers storage for linen and houses the hot water cylinder.

The master bedroom is located to the rear of the property and offers ample space for a bed as well as wardrobes and additional bedroom furniture.

Bedroom two and three are both located to the front of the property and, along with the master bedroom, are served by a modern house bathroom.

The bathroom is fitted with a white three-piece suite, including a low-level WC, a handwash basin and a bath with mains shower over. There are neutral, stone-effect, partially tiled walls, a shaver point, extractor fan and frosted window to the rear elevation.

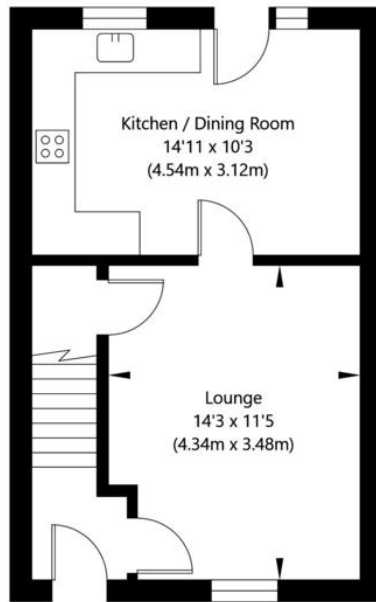
Externally, to the front, the property enjoys a lawned area with a path leading to the front door. There is a parking bay on the front and tandem parking for two vehicles runs alongside the left-hand side of the property.

Pedestrian access to the rear garden gate is accessible from a path to the side of the garden and the rear garden, which is triangle shaped, has a garden shed and is fully enclosed.

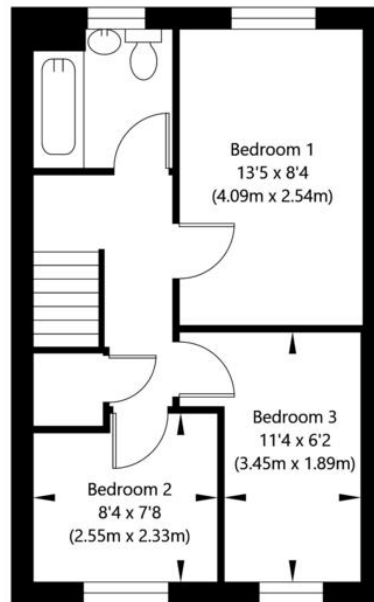
#### Charges:

There is a monthly charge of £3 for grass cutting via the Housing Group, although the property is a freehold.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 371 SQ FT / 34.5 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 371 SQ FT / 34.5 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 742 SQ FT / 69.0 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 1 is located to the left of the cul-de-sac and is easily identified by the Wishart flag.

[Click to access 1 Moorland Gardens Energy Performance Certificate](#)

### OFFICE

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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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