



*WISHART*  
ESTATE AGENTS

8 Moorland Gardens  
Copmanthorpe  
York  
YO23 3YZ

£250,000

- Three-bedroom semi
- Sought-after village location
- Open views
- Open plan kitchen diner
- Driveway for multiple cars
- Lawned front and rear
- Two garden sheds
- Freehold on completion



Offered to the open market with no onward chain, is this three bedroom, semi detached home with driveway, front and rear gardens and open views. Located in the popular village of Copmanthorpe and therefore enjoying many local amenities, good commuting links and school catchments.

The lawned frontage has a path leading to the front door. An entrance vestibule has stairs leading to the first floor.

The livingroom is naturally light with a windows to the front elevation. A handy cupboard below the stairs provides storage.

The kitchen is fitted with a range of base and wall units with contrasting laminate work preparation areas over. Integrated appliances include a fridge freezer, washing machine, dishwasher, oven, hood and extractor. The gas fired, central heating boiler is also discreetly located in the kitchen cupboard. Ample space is provided for a dining area and

a door and window overlook the rear garden.

To the first floor, the landing gives access to three bedrooms, the house bathroom and the loft space. Another useful storage cupboard, on the landing, also houses the hot water tank.

Bedroom 1 is a good size room with fitted furniture and a window to the front elevation.



Bedroom 2 is another double room with built in wardrobe and views of the garden and the open fields between the property and the railway line beyond.

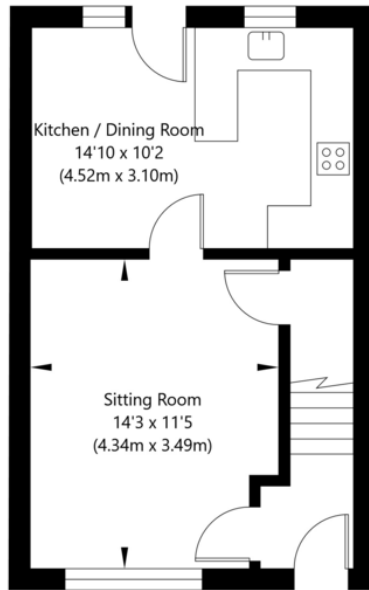
Bedroom 3 is located to the front of the property.

The bathroom is fitted with a three piece suite to include low level WC, wash hand basin and bath with shower over. There is part tiling to the walls, a heated towel rail and a window.

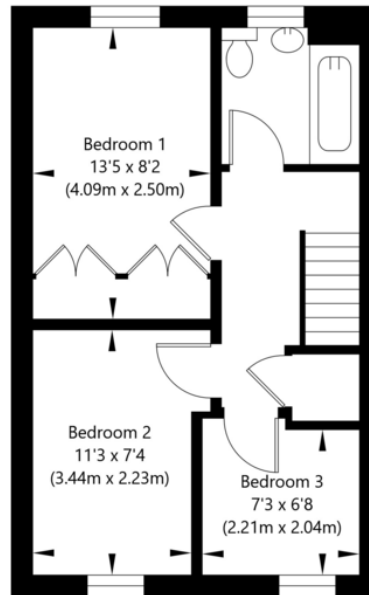
The rear garden is mainly laid to lawn with well stocked flower beds and a patio seating area. There are two sheds, one with power and light. This fully enclosed garden has gated access to the driveway which is directly to the side of the property. Open fields beyond the rear garden add to the feeling of space.

The property is to be sold freehold on completion, this change in tenure can lead to a longer sale time between offer and completion.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 370 SQ FT / 34.39 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 379 SQ FT / 35.25 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ FT / 69.64 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 8 is located to the left of the cul-de-sac and is easily identified by the Wishart flag.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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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 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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