



*WISHART*  
ESTATE AGENTS

9 Moorland Gardens  
Copmanthorpe  
York  
YO23 3YZ

£250,000

- 2 double bedrooms
- Driveway
- South facing rear garden
- Lounge
- Kitchen diner
- First floor house bathroom
- Perfect for first time buyers or investors
- Excellent commuter links



Wishart Estate Agents are delighted to offer to the open market this beautifully presented two bedroom, end of terrace home with a driveway, front and rear gardens. Located in the popular village of Copmanthorpe, and within walking distance of a wealth of local amenities.

A lawned frontage sits beside the path leading to a composite entrance door. Low maintenance decorative shale beds are planted with shrubs and adds a splash of colour.

Stepping into the entrance hall, the engineered oak flooring is both practical and stylish for this high traffic area of the home, and continues into the lounge area. All the internal doors have been replaced with modern oak ones.

The lounge has been altered to form an open plan living, dining, kitchen area which is much favoured these days. Naturally light with dual aspect windows and a glazed door to the rear elevation, an under stairs cupboard provides storage space.

Oak effect kitchen units fitted with laminate worktops encase a stainless steel sink which sits beneath the window. Integrated appliances include an electric oven, gas hob with extractor above and a metro tile splashback. Space is also provided for a freestanding fridge/freezer and a washing machine. Flowing nicely through, there is ample space for a formal dining arrangement and a cosy seating area.

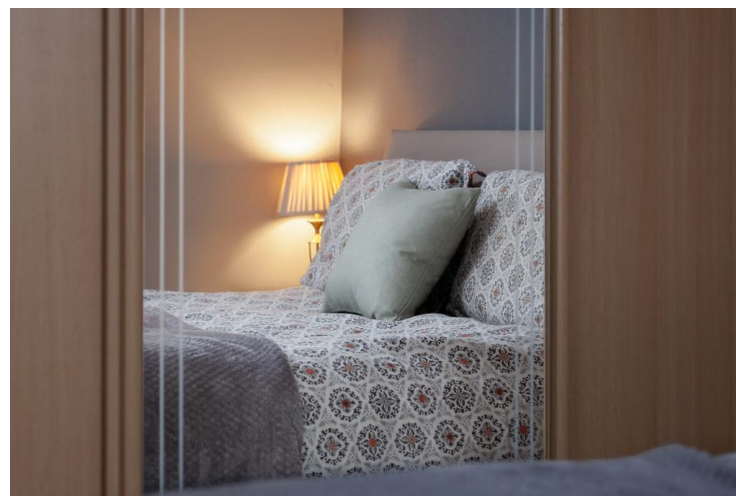
A carpeted staircase leads to the first floor landing with a white spindled banister. A ceiling hatch gives access to the loft space.

Bedroom 1 is a generous L shaped double room which has two windows to the front elevation overlooking the green. A cupboard above the stairwell houses the hot water cylinder tank, ideal for linen storage.

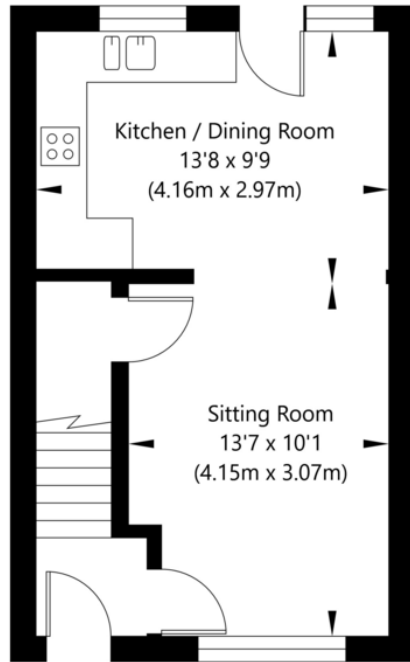
Bedroom 2 is a smaller double room with a window to the rear elevation. In keeping with the rest of the upstairs accommodation this room has neutral décor and plush carpets.

The bathroom is fitted with a white three piece suite to include low level WC, wash hand basin and bath with an electric shower over. There is part tiling to the walls, vinyl flooring and a frosted window.

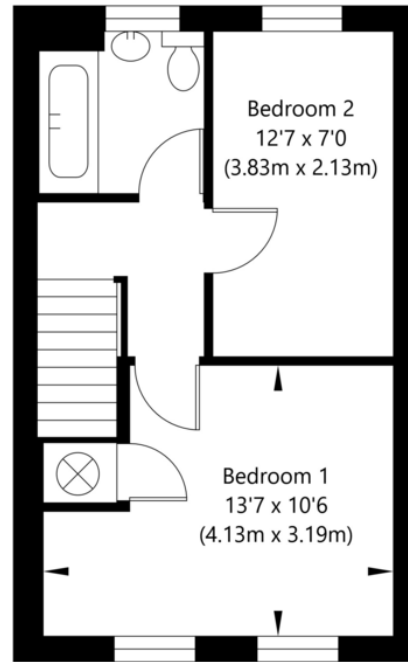
The south facing rear garden is mainly laid to lawn with well stocked flower beds and a patio seating area. This fully enclosed garden has gated access to the driveway which is directly to the side of the property, where a timber shed offers an external storage facility.







Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 319 SQ FT / 29.62 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 320 SQ FT / 29.7 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ FT / 59.32 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

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 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 9 is located to the right of the cul-de-sac and is easily identified by the Wishart flag.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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 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

