



WISHART
ESTATE AGENTS

41 Vavasour Court
Copmanthorpe
York
YO23 3TY

£170,000

- 2 bedroom end terraced
- Lounge
- Kitchen diner
- First floor bathroom
- South facing rear garden
- On street parking
- Popular village location
- No onward chain
- Requires modernisation



Wishart Estate Agents are pleased to present this two bedroom end terrace property in the sought after village of Copmanthorpe.

Offered to the market with no onward chain and with the opportunity to really put your own stamp on it, this property boasts a lounge, kitchen diner, first floor bathroom and south facing rear garden. Early viewing is recommended at what is sure to be a popular property.

Entering the property via the timber entrance door into the lounge, which also provides access to the first floor accommodation via the stairs with timber handrail.

The lounge is generously proportioned and natural light fills the room from the uPVC window overlooking the green. Providing plenty of space for items of freestanding furniture, including open and usable space below the staircase. A gas fire sits central to the room and provides the main source of heating.

A door leads to the kitchen diner which currently has an array of white base and wall units with contrasting work surfaces. A stainless steel sink with chrome taps sit below a window overlooking the garden and space and plumbing is provided for a washing machine. A timber door leads to the rear garden. This room could easily be re-designed to create a sociable kitchen diner to enjoy.

Carpeted stairs lead to the first floor landing and accommodation, and an electric heater is mounted below a window to the side elevation.

Bedroom 1 is a good size double room to the front of the property overlooking the green. Finished in neutral décor and pale carpet. A generous cupboard is ideal for storing clothes and shoes.

Bedroom 2 is a single room overlooking the rear garden. Finished in neutral décor and sage coloured carpet.

The house bathroom comprises a white 3 piece suite with low level WC, pedestal sink with chrome taps plus bath with electric shower over. A frosted window provides privacy, ventilation and light.

Externally the property benefits from a lawned frontage and has access to the south facing rear garden from the side aspect. The rear garden is mostly laid to lawn and comes with a mixture of mature shrubs and hedges adding privacy and a pop of colour.

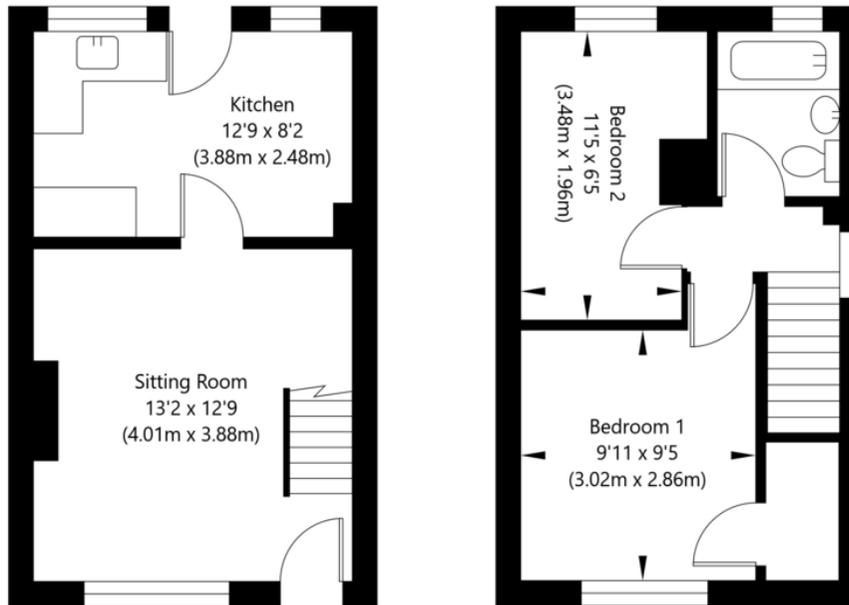
Please be aware this property doesn't benefit from central heating at present.

City of York Council

Tax Band B

EPC to be confirmed





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 277 SQ FT / 25.72 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 276 SQ FT / 25.67 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 553 SQ FT / 51.39 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

From Copmanthorpe shops, continue along Main Street and take a left on to Station Road just before the railway bridge. Take your first left onto St. Giles Way, and then your immediate right onto Barrons Crescent. Take your first right onto Vavasour Court and number 41 can be found straight ahead, at the end of the terrace on the left hand side.

EPC to follow.

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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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