



SAWYERS CRESCENT, COPMANTHORPE YO23

£250,000

NORTH  
RESIDENTIAL



A spacious two-bedroom mid-terrace house with no onward chain. Within this desirable village on the edge of historic York and offering easy access to the outer ring road and A64.

This is a spacious house; it is naturally light and with the benefit of off-street parking for one vehicle. Located in a desirable position which provides a perfectly sized front and rear garden. The house benefits from recently installed double glazing and it is presented in excellent decorative order with warm, neutral décor throughout.



<b>Tenure</b> Freehold	<b>Local Authority</b> City of York	<b>Council Tax Band</b> Band B	<b>EPC Rating</b> Band D
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## Property Description.

This attractive property is ideally located to the south-west of York. The A64 and York outer ring road are both within easy reach. Benefitting from easy access into the centre of York as well as the beautiful countryside adjacent to the village.

The property has about 634sqft in total. The front entrance porch leads into the spacious and welcoming sitting room where the generously sized window provides attractive westerly views onto the front lawn. The kitchen has an excellent range of modern, tastefully designed wall and base units in a soft tone. There is a freestanding fridge freezer and washer dryer (both included in the sale), and an integrated Zanussi electric hob and oven. A door leads into the enclosed and nicely landscaped rear garden. A generous pantry style cupboard is located between the sitting room and kitchen.

There are two good sized double bedrooms to the first floor and the bathroom benefits from modern white fittings and an electric shower above the bath. The front garden is laid to lawn with a path leading from the house and the enclosed rear garden has a patio and nice area of lawn. The off-street parking space is located opposite.

## Directions.

Postcode – YO23 3YA

For a precise location, please use app- [What3words.com/visitors.typified](https://www.what3words.com/visitors.typified).  
division

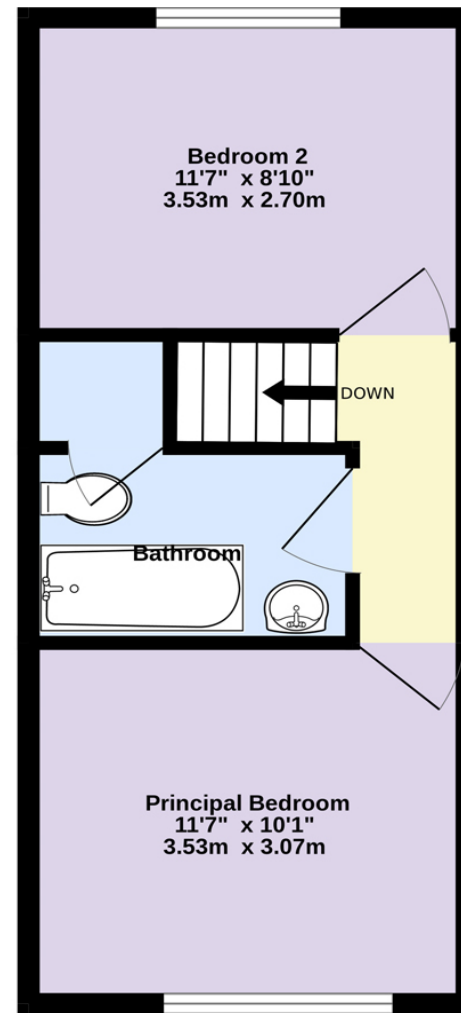
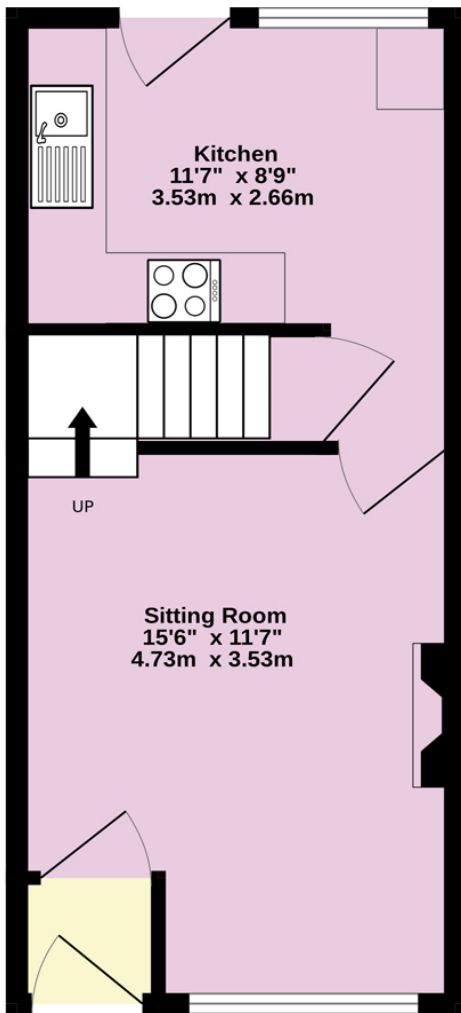




## Location.

The location is perfect for accessing the city. Copmanthorpe is a sought-after village with easy access to other desirable villages close by including Bishopthorpe, Askham Bryan and Acaster Malbis. The village has a thriving community with multiple recreational, sporting and shopping facilities. There is a recreational centre, Scouts, Beavers, Cub, Girl Guide and Youth Club groups. There is a WI, history society and allotments. Copmanthorpe has a primary school (rated good by Ofsted) and is within the catchment for Tadcaster Grammar. There is a Methodist Church, and St Giles Parish Church. The sports hall at the Recreation Centre hosts several indoor sports and fitness sessions. The tennis, cricket, bowls, netball, and football clubs are all highly active. The village also has a Post Office, hairdresser, small convenience supermarket, chemist, and cafes. The Royal Oak is the village pub and there is a village library. The River Ouse can be enjoyed at nearby Bishopthorpe and Acaster Malbis and being located on the edge of open countryside, there are lovely walks and trails to enjoy. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.





TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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