



2 Ostlers Close, Copmanthorpe, York, YO23 3YB

£190,000



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## For Sale

Quantum are thrilled to bring to the market this well presented town house, located in the ever popular village of Copmanthorpe! The property boasts two double bedrooms, bathroom, good sized lounge and dining kitchen. To the rear is a very handy enclosed garden that's mainly laid to lawn. With double glazing and gas central heating throughout, we expect demand to be high so act fast!

### Entrance

UPVC door with canopy over.

### Lobby

### Lounge

15'8 x 11'7

UPVC window. Radiator. Fire surround and hearth. Stairs to first floor.

### Dining Kitchen

11'7 x 8'10

Fitted kitchen with wall and base units and co-ordinating worktop. Integrated oven with gas hob and extractor hood over. Inset sink and drainer unit. Space and plumbing for washing machine and dryer. Space for tall fridge freezer. Wall unit housing boiler. Radiator. Space for dining table and chairs. UPVC window. UPVC part glazed door to garden.

### First Floor Landing

### Master Bedroom

11'8 x 9'7

UPVC window. Radiator,

### Bedroom Two

11'7 x 9'0

UPVC window, Radiator.

### Bathroom

8'6 x 4'10

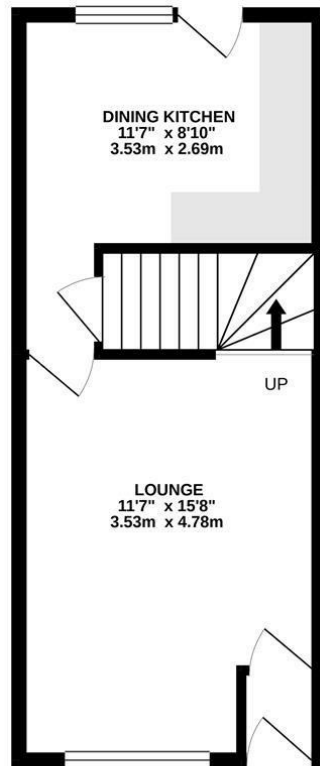
Fitted with a white three piece suite comprising bath with shower over, wash hand basin with vanity unit and toilet. Radiator.

### Outside

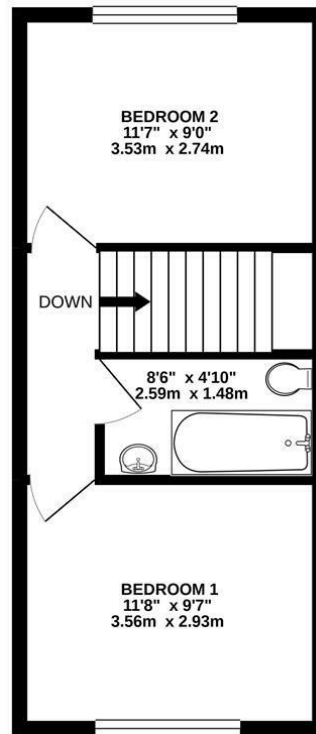
To the front of the property is a small lawn with low level shrubs.

To the rear, you'll find an enclosed garden mainly laid to lawn with hedge and fence borders, shed and gate to rear access.

GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>66</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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