



HUDSON
MOODY

14 Bellmans Croft, Copmanthorpe, York YO23 3YH



***** VIEWING RECOMMENDED ***** A beautifully presented, extended **THREE BEDROOM SEMI-DETACHED HOUSE** conveniently situated in the popular village of **COPMANTHORPE**, lying to the west of York.

The front entrance door leads directly into a light and generous living room with an open staircase to the first floor and a feature fireplace with gas fire. To the rear of the house is a superb extended kitchen and dining area with bi-folding doors opening onto the decked patio and garden beyond. The immaculate kitchen boasts a comprehensive range of modern units with an integral self cleaning gas oven, gas hob with extractor fan over, built-in fridge freezer, dishwasher and space for additional appliances. The dining area is brightly lit by two Velux roof lights. To the side of the room is a useful under stairs cloakroom.

To the first floor are two double bedrooms: one with a bespoke range of fitted wardrobes and a further single bedroom with built in storage. The house bathroom is fitted with a modern white suite including a shower over the bath.

To the front of the house is a lawned garden and a driveway providing off street parking and leading to a single garage whilst to the rear is the raised decked area leading onto a lawned garden.

Copmanthorpe offers excellent local shops and amenities together with easy access to the city centre and to the A64 serving Leeds and the motorway network.



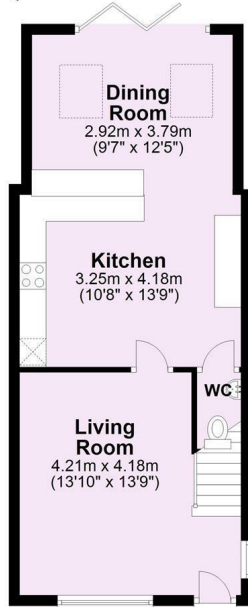
- Beautifully Presented Modern Semi-Detached House
- Spacious Living Room
- Extended Kitchen and Dining Area
- Ground Floor WC
- Two Double Bedrooms
- Third Single Bedroom or Study
- Contemporary House Bathroom
- Lawned Front and Rear Gardens
- Off Street Parking and Single Garage.

Guide Price £275,000

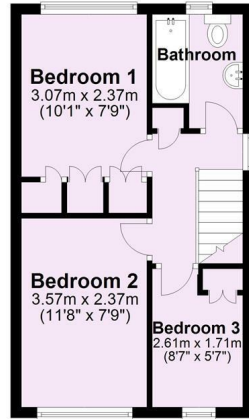
Tenure: Freehold



Ground Floor
Approx. 43.1 sq. metres (463.5 sq. feet)

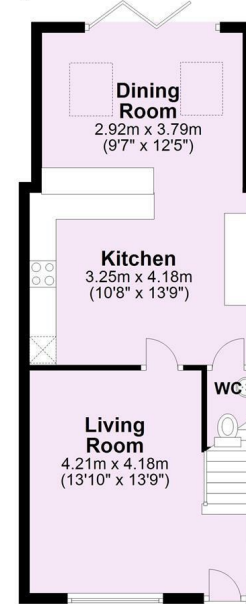


First Floor
Approx. 31.0 sq. metres (333.8 sq. feet)

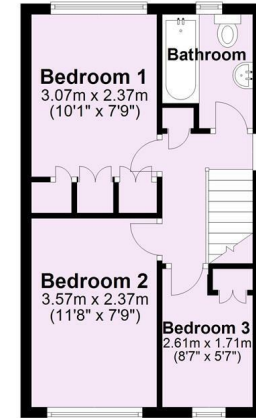


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Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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