



80 Barons Crescent  
Copmanthorpe, York YO23 3TZ



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3TZ**

**£267,500**

A lovely three bedroomed semi detached house situated in Copmanthorpe Village. The village itself offers many local amenities and bus routes into York and Leeds. On entering the property you will find; Entrance lobby, lounge, dining kitchen. To the first floor there are three bedrooms (Two double, the third would make a great office or nursery.) plus a bathroom. Sat on good sized plot offering ample off street parking which leads to the detached garage. Offered with no forward chain makes this property even more desirable for quick move.

EPC Rating D  
Council Tax Band C

**Entrance**  
Part glazed UPVC door.

**Lobby**  
Stairs to first floor. UPVC window. storage cupboard. Radiator.

**Lounge**  
13'6 max x 14' (4.11m max x 4.27m)  
UPVC window. Radiator.

**Dining Kitchen**  
13'6 x 9'4 (4.11m x 2.84m)  
Fitted with a range of wall and base units complemented with coordinating worktops. Integrated fridge. Inset sink and drainer unit. Built-in oven. Hob with extractor over. Plumbing for washing machine. Two UPVC windows. Part opaque glazed UPVC door to rear garden. Radiator. Space for dining table and chairs.

**First Floor Landing**  
UPVC window. Built in storage cupboard. Access to loft which is part boarded with light and housing the boiler.







**Bedroom One**  
7'6 x 12'1 (2.29m x 3.68m)  
UPVC window. Radiator.

**Bedroom Two**  
7'4 x 11'4 (2.24m x 3.45m)  
UPVC window. Radiator.

**Bedroom Three**  
5'8 max x 8'5 max (1.73m max x 2.57m max)  
UPVC window. Radiator. Built in cupboard.

**Bathroom**  
5'6 x 7'2 (1.68m x 2.18m)  
Comprising bath with shower over, wash hand basin and toilet. UPVC opaque window. Towel radiator.

**Garage**  
With up and over garage door, power and light.

**Outside**  
To the front of the property is mainly laid to lawn with drive way alongside leading to the brick built single garage.

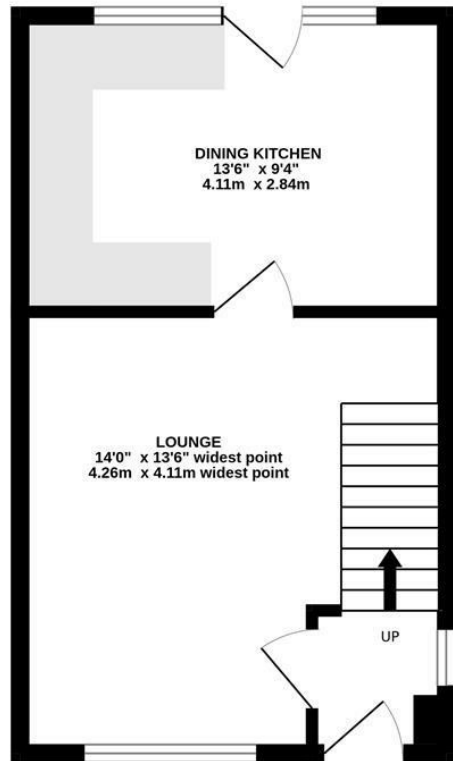
To the rear of the property is an enclosed garden laid to lawn and with patio area.

**Material Information**  
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

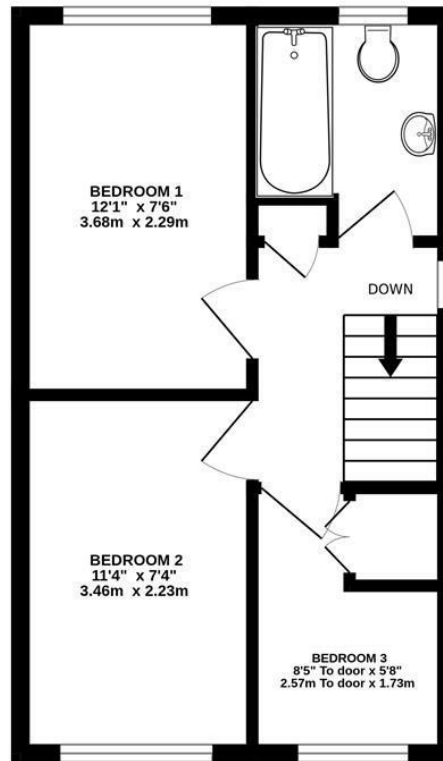
Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has a combi boiler which supplies the heating and hot water.  
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)  
There is a current tenancy in place which is due to end on the 12th October 2024. There are further options within this tenancy to allow for a sale with vacant possession sooner, please call to discuss this.  
There is a gas cert valid until 11/10/2024 and an EICR valid for 5 years from 10/10/2023.



GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

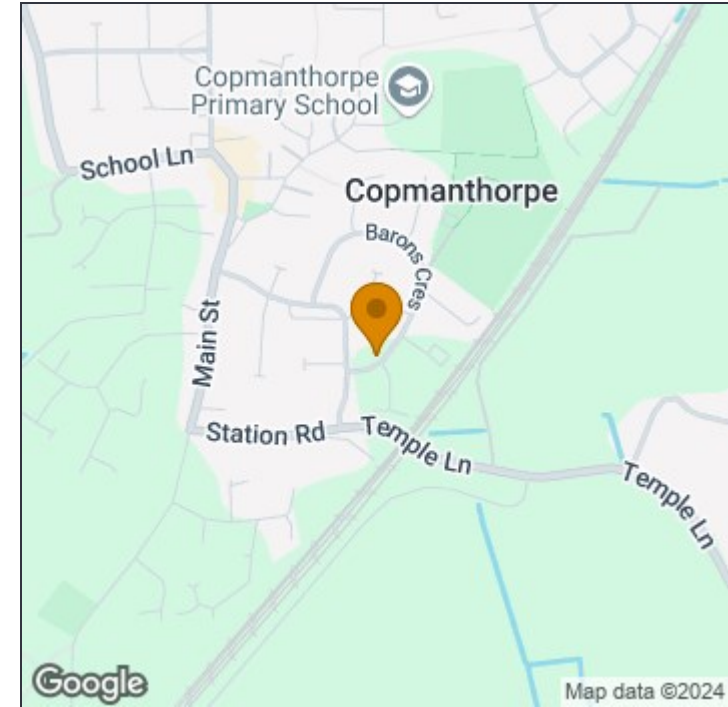


1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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