



24 College Road

Copmanthorpe, York, YO23 3US

£400,000

Quantum are delighted to bring to the market for the 1st time this four bed detached property, located in the ever popular village of Copmanthorpe!

All the rooms are generous throughout, starting with the spacious entrance hall. This leads onto the 20' living room (that offers natural light to the front and back), the large dining kitchen, WC, garage, and 4 good sized bedrooms and family bathroom on the first floor. With a superb mature garden to the rear, this one should suit the family buyer looking to put a stamp on their next property!

Full 360 Tour on Rightmove!

- Detached Property
- 4 Good Sized Bedrooms
- 20' Living Room
- Large Dining Kitchen
- Ground Floor WC
- Attached Garage
- Superb Mature Rear Garden
- 1st Time on Open Market
- Popular Village Location
- No Forward Chain

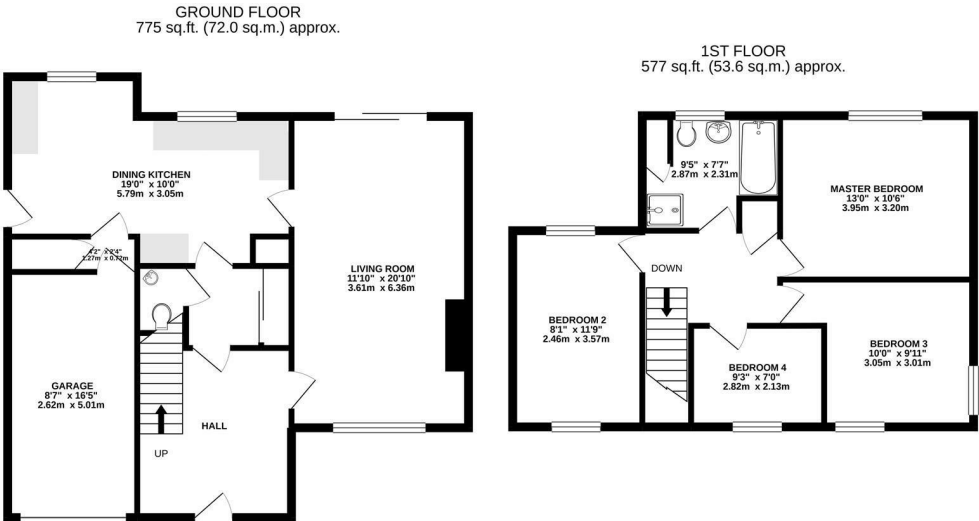
Viewing

Please contact our Quantum Estate Agency Sales Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



For Sale

Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	CurrentPotential
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	



TOTAL FLOOR AREA: 1351 sq ft. (125.5 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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