



21 Horseman Drive, Copmanthorpe, York, Yorkshire, YO23 3SN  
£475,000



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\*\*\* BEST & FINAL BY THURSDAY 14th April AT 11AM \*\*\*

Are you looking for your forever home? Something you can create just how you want it?

We are very excited to market this striking detached property with a large attached double garage. It is sat proudly on a plot, wrapped around by its garden, and we feel this offers the perfect blueprint for an updated development.

Situated in the sought after village of Copmanthorpe, you are within a 10 minute walk of the village centre, yet overlooking the surrounding fields.

You really need to see this to get a real feel for the promise it offers.

### Entrance

Entrance door leads into the hall.

### Hall

6'10 x 16' (2.08m x 4.88m)

A large, spacious hall with stairs ahead leading to the first floor. Doors to useful cupboard, lounge and kitchen. Radiator, telephone point.

### Lounge

11'8 x 17'1 (3.56m x 5.21m)

A good sized lounge with two radiators and TV point. Three UPVC windows. Folding doors through to the dining room.

### Dining Room

9'8 x 8'9 (2.95m x 2.67m)

Dining room has two radiators and double patio doors leading to rear.

### Kitchen

13'9 x 8'9 (4.19m x 2.67m)

Fitted with a full range of units both high and low level with matching work surfaces. Built in fridge. Built in oven and separate hob. Double sink unit. UPVC window. Plumbing for washing machine. Door to walk-in pantry. Door to garage.

### Side Lobby

With access to cupboard housing the boiler. Door into the double garage.

### Double Garage

23' x 19'5 at largest (7.01m x 5.92m at largest)

An impressive size. With 2 garage doors, 1 electric. Rear door into the garden.

### Landing

With UPVC window to the side. Loft access with drop down ladder. Loft has small portion of boarding and storage

### Bedroom One

9'3 x 8 (2.82m x 2.44m)

With two UPVC windows. Radiator.

### Bedroom Two

11'01 x 13'2 (3.38m x 4.01m)

With UPVC window. Radiator. Fitted wardrobes.

### Bedroom Three

11'8 x 13'8 (3.56m x 4.17m)

With UPVC window. Radiator.

### Shower Room

8'10 x 4'10 (2.69m x 1.47m)

Fitted with a three piece suite comprising shower cubicle, sink and WC. UPVC opaque window. Heated towel rail.

### WC

5'6 x 2'7 (1.68m x 0.79m)

With WC and sink. UPVC opaque window.

### Outside

With gardens to the front, side and rear with well stocked borders.

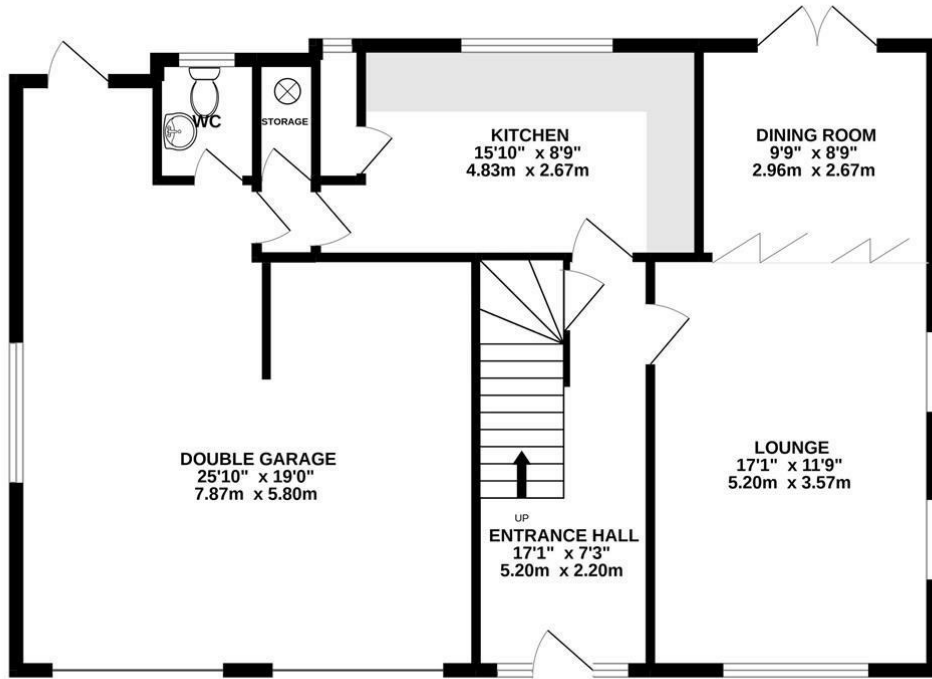
Slim attractive driveway leads to the double garage doors.



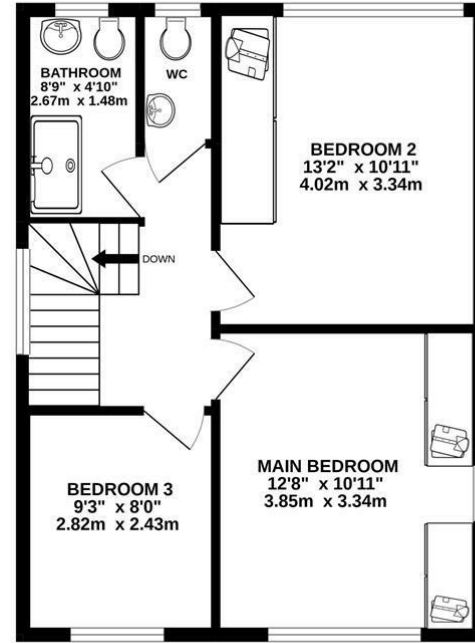




GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com