



Ostlers Close

Copmanthorpe, York
YO23 3YB

£240,000



Located in the ever-popular village of Copmanthorpe, this two-bedroom end terrace home enjoys excellent access to York City Centre, the A64 and a range of local amenities, making it an ideal choice for a variety of buyers. Set on a larger-than-average plot, the property also offers exciting scope for future extension, subject to the usual planning consents.

Copmanthorpe is well regarded for its strong sense of community, well-regarded schooling and excellent transport links. The property sits close to Copmanthorpe Primary School, Askham Bryan College and offers easy connections to York station and major road networks.

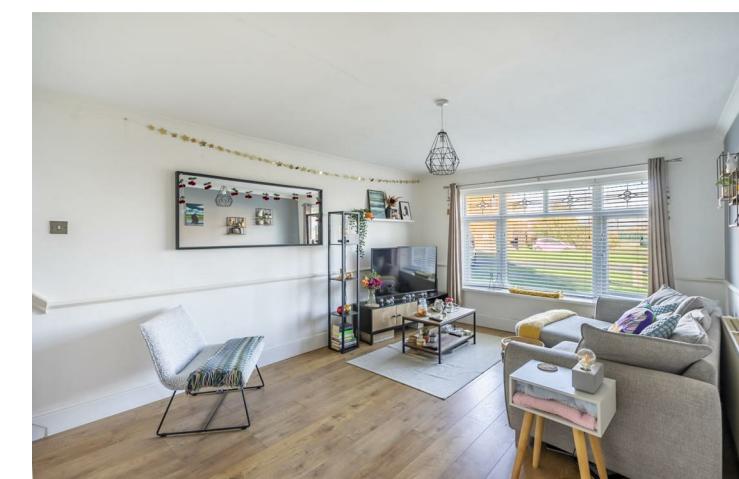
The property is entered via a side door that opens into a well-proportioned living room, a bright and comfortable space with stairs leading to the first floor. To the rear sits a fitted kitchen complete with breakfast bar, and a range of wall and base units allowing for ample storage.

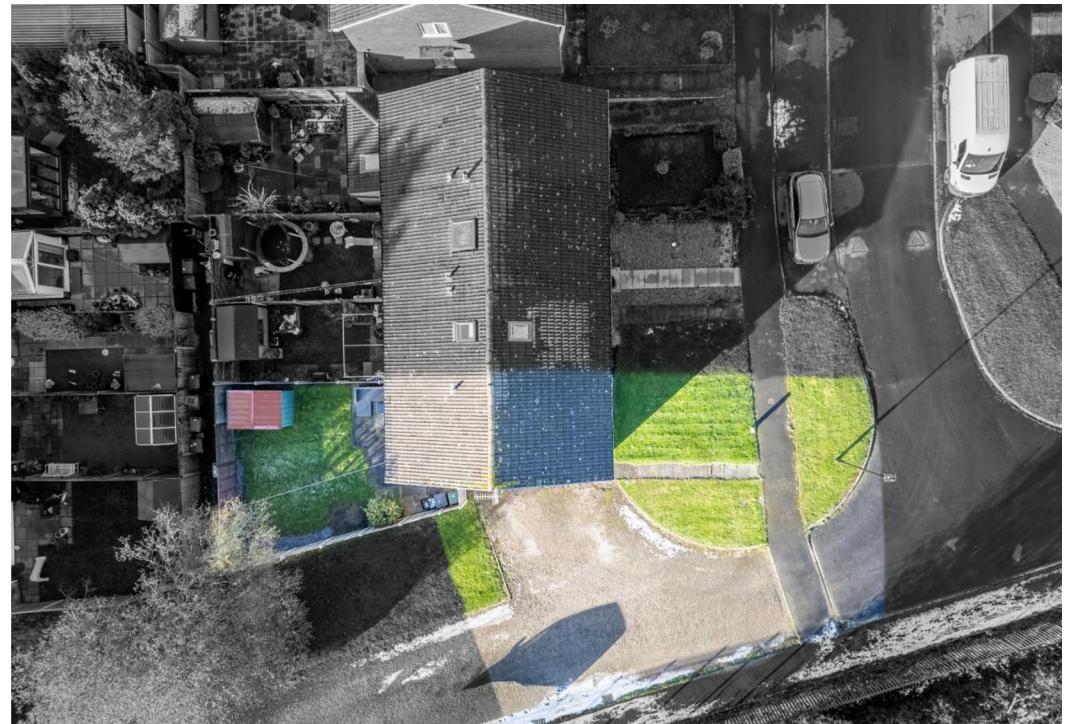
Upstairs, the first floor offers two double bedrooms along with a family bathroom.

Externally, the plot really comes into its own. To the side of the property there is generous off-street parking for multiple vehicles, while the fully enclosed rear garden is mainly laid to lawn with a seating area that's perfect for outdoor dining and entertaining. There is also a lawned garden to the front.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band B





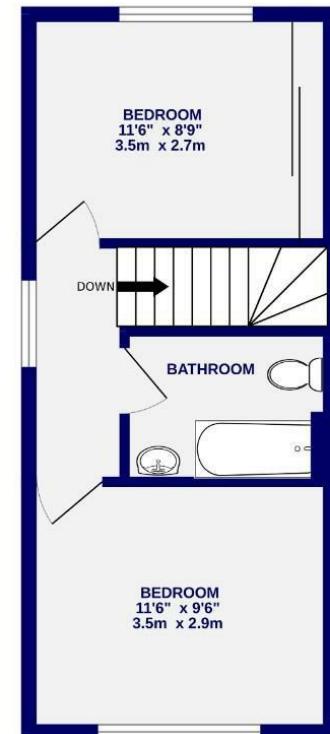
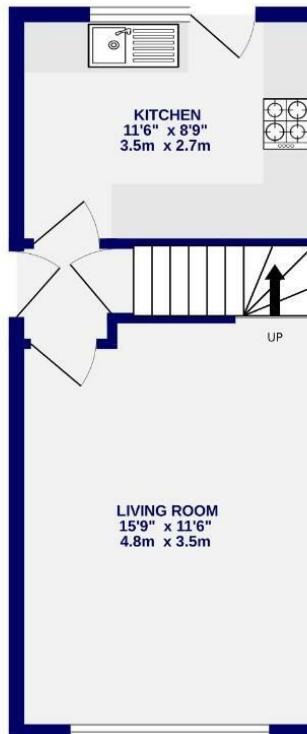
Ostlers Close Copmanthorpe, York YO23 3YB

Freehold
Council Tax Band - B

- End Townhouse
- Two Double Bedrooms
- Large Plot
- Popular Residential Area
- Ideal First Home
- EPC C

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

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If in doubt the plan is for guidance only and the overall floor area and room areas are taken to be the total usable area or room area. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.
Made with Metropix c2025.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.