



HUDSON  
MOODY

6 Horseman Avenue, Copmanthorpe, York YO23 3UF



A tastefully presented two bedroom semi-detached dormer bungalow with garage and large garden, situated within the popular and sought after village of Copmanthorpe lying within easy reach of York city centre and the outer ring road that feeds to the motorway network.

- Improved and Extended Semi-Detached Dormer Bungalow
- Spacious and Stylish Living and Dining Room
- Extended Galley Kitchen
- Ground Floor Bedroom and Shower Room
- First Floor Bedroom and En-Suite Shower Room
- Low Maintenance Front Garden
- Driveway Providing off Street Parking and Detached Garage
- Long Rear Garden
- Summer House with Electrics
- Excellent Village Location

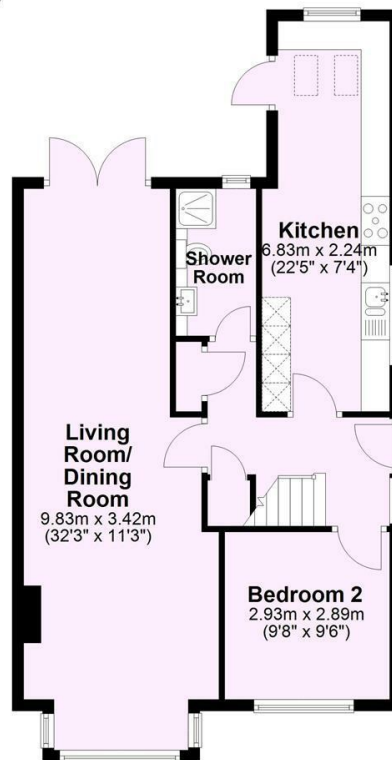
**Guide Price £385,000**

**Tenure: Freehold**

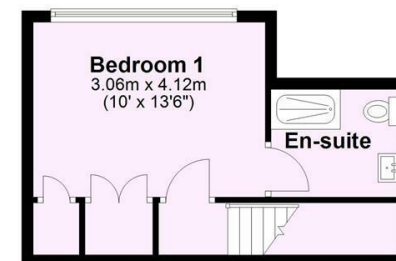
**Council Tax Band: C**



**Ground Floor**  
Approx. 65.1 sq. metres (700.4 sq. feet)



**First Floor**  
Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

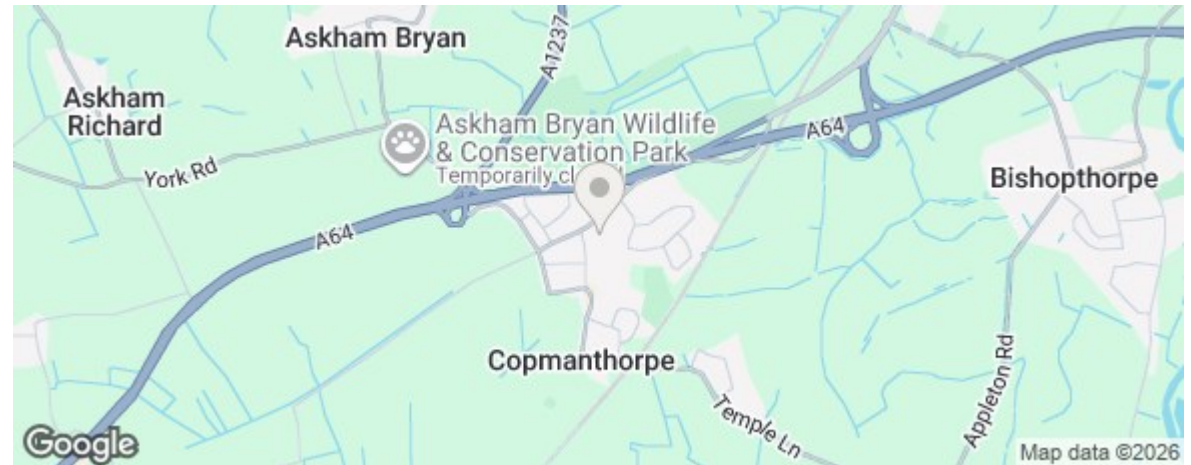








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	75
EU Directive 2002/91/EC		



#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody 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.

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