



## Paddock Close, Copmanthorpe, York, YO23 3RX

- GENEROUS PLOT
- DRIVEWAY
- EPC RATING D
- SOUGHT AFTER LOCATION
- UTILITY ROOM
- COUNCIL TAX BAND E

**By Auction £350,000**



# Paddock Close, Copmanthorpe, York, YO23 3RX

## DESCRIPTION

\*FOR SALE VIA THE MODERN METHOD OF AUCTION \* GUIDE PRICE £350,000 \* BIDDING CLOSES 22 JULY 2.30PM \* RESERVATION FEE APPLIES \* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](http://HUNTERS.COM/AUCTIONS)

An extended, four bedroom detached home on a quiet cul-de-sac in the popular village of Copmanthorpe.

Upon entering the property you have an entrance hall with ground floor W.C and stairs to the first floor.

The first reception room is found to the front of the property and is currently used as a dining room, from here you go to the large lounge to the rear which is filled with natural light from multiple windows.

The kitchen diner enjoys a range of base and wall units with space and plumbing for free standing appliances and an arch leading to the dining area.

Beyond the kitchen you have a utility room with shower room off it and access to the integral garage.

To the first floor you have four bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a driveway to the front providing off street parking for multiple vehicles, the generous garden extends to the side and rear and is mainly laid to lawn with patio seating areas.

Copmanthorpe is a popular village on the outskirts of York that offers a variety of local amenities as well as convenient access to York itself, the A64 and York College as well as being in the catchment area for highly regarded schools.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 146.6 m<sup>2</sup> (1,578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### Viewings

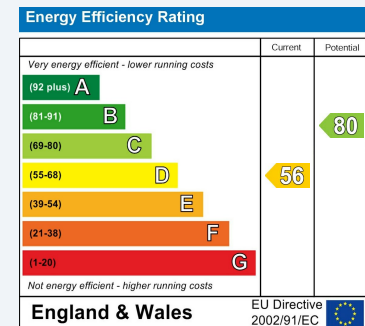
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.