



WISHART
ESTATE AGENTS

61 Barons Crescent
Copmanthorpe
York
YO23 3TZ

£199,000

- NO ONWARD CHAIN
- Modern 2 bedroom terrace
- Entrance porch
- Good sized bedrooms
- Modern bathroom
- Extended ground & upper floor layout
- Close to local amenities
- Walking distance of Primary School



For sale with no onward chain, this much extended, two bedroom property offers well-presented accommodation, located on the ever popular Barons Crescent, within walking distance of Copmanthorpe Primary School, shops and recreation centre.

An addition to the original layout, the front porch extension sets this property apart from others in the row. The porch has a double glazed front door plus a side window adding additional natural light. Laid with laminate flooring, ideal

for this high traffic area of the home.

Laminate flooring continues into the lounge which features a modern gas fire in a stone effect surround. A modern feature wall, window to the front elevation and stairs to the first floor complete the room. There is a useful cupboard below the stairs housing the electric fuse box.

The kitchen, yet another unique feature of the property has been extended offering more than the typical layout.

Double patio doors, high gloss units and even a kitchen island really set this kitchen apart. Featuring an abundance of wall and base units with laminate work preparation areas over; integrated appliances include a four ring gas hob with extractor over, oven, microwave, washer dryer, fridge and freezer. The island works as an informal dining table whilst also having built in storage. A vertical radiator, kick board lighting, glass splash back to the hob and ceiling spotlights complete this modern and stylish kitchen.

An exposed timber staircase with carpet runner leads to the first floor.

The master bedroom located to the front of the property is a good size double with space for a free standing wardrobe as well as a built in cupboard. The gas fired combi boiler is located within this cupboard which also features two hanging rails. A TV point, modern feature wall and window to the front elevation complete the master bedroom.

The second bedroom is a unique surprise for this style of property. Forming part of the double story extension, the second bedroom is now a good size double room with window overlooking the green behind.

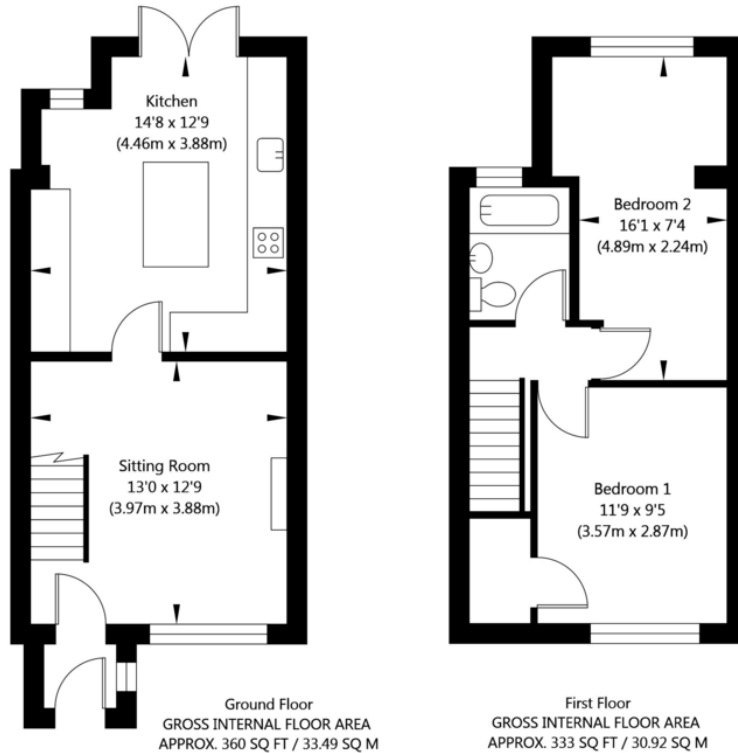
The modern bathroom is fitted with a three piece suite to include low level WC, wash hand basin within a vanity featuring two storage drawers and a bath with electric shower over and glass side screen. Tiling to the walls, a frosted glazed window, laminate

flooring and a heated towel rail complete the bathroom.

The rear garden is mainly laid to lawn with gravel beds and a wooden storage shed. Fencing to the boundary provides privacy. A rear gate gives access to the green and footpath behind.

The easy to maintain frontage features a slate bed and two shrubs for additional colour.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 693 SQ FT / 64.41 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

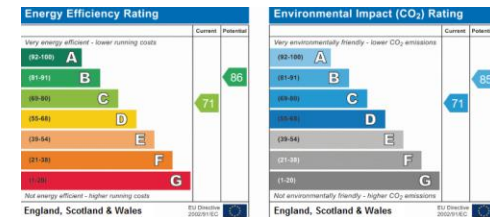
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the A64 Westbound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Taking the second turning on the left onto Hallcroft Lane. Then take the first right onto Horseman Lane, continue along running into Main Street past the parade of shops and the Royal Oak public house on your left, taking the first left onto St Giles Way. Continue to follow this road passing the dentist and then the green on your right and take the fourth left onto Barons Crescent. Number 61 is located on the right hand side and can be easily identified by a Wishart Estate Agents 'For Sale' flag.



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