



7 Vavasour Court, Copmanthorpe, YO23 3TY
£1,100 Per Month

Modern two bedroom mid-terrace property in the village of Copmanthorpe. Available now on a long term tenancy.

Property Description

This c.1970s built property briefly consists of a neutrally decorated spacious front lounge; a contemporary fitted kitchen including washing machine, integrated fridge-freezer, oven with hobs, and plenty of cupboard storage space. To the first floor you will find two good sized bedrooms and the bathroom including bath, shower, lavatory and basin.

Externally, there is a patioed rear yard with a wooden storage shed and rear gated access to the alleyway running behind the terraces.

Environs

Copmanthorpe is a quiet residential village that lies 4 miles south-west of York city centre. Mentioned in the Domesday Book, this village was once a farming hub for the surrounding areas but has since become a desirable commuter destination with two churches, a post office, a library, coffee shops, hair salons and gentleman's barbers, a pharmacy, two convenience stores, one pub and several takeaways. Vavasour Court is named after the Vavasour family who were resident in the village from the 17th until the 20th century.

There are numerous village functions throughout the year, including the Carnival in summer and the Fayre in spring as well as an annual charity beer festival aptly known as 'Coptoberfest'.

The property boasts excellent access to the A64, being only a short drive away from York centre as well as the surrounding areas such as Leeds and Harrogate beyond. The village is served by one regular local bus service from York, run by Connexions. There is also a Yorkshire Coastliner service as well a service run by Harrogate Coach Travel as part of the York to Colton route.

Costs & Utilities

This property is connected to mains gas, electric and water supplies. We understand that there is Ultrafast broadband available in this postcode area as well as mobile coverage from all four major suppliers. We would encourage prospective tenants to make their own enquiries with Ofcom and specific service providers for further information.

We politely request a rent of £1,100 per calendar month and a deposit of £1,200 which will be held with the Deposit Protection Service (DPS).

This property falls under the jurisdiction of the City of York Council and we understand it has been valued at Council tax rate B (£1,585.62 per annum).

Holding Fee Disclaimer

Upon successful application, we will politely request

a holding deposit of £150. A Holding Deposit is taken to secure a property off the market whilst an application is considered and references and credit checks are processed. It is our practice to refund the holding deposit by deducting it from the first payment of rent, unless applicants require it to be refunded separately.

A holding deposit will not be refunded if the tenancy is not taken up for any of the following reasons:-

Any reference or credit check is not satisfactory; or
Any information supplied on the application form is untrue, inaccurate or misleading; or

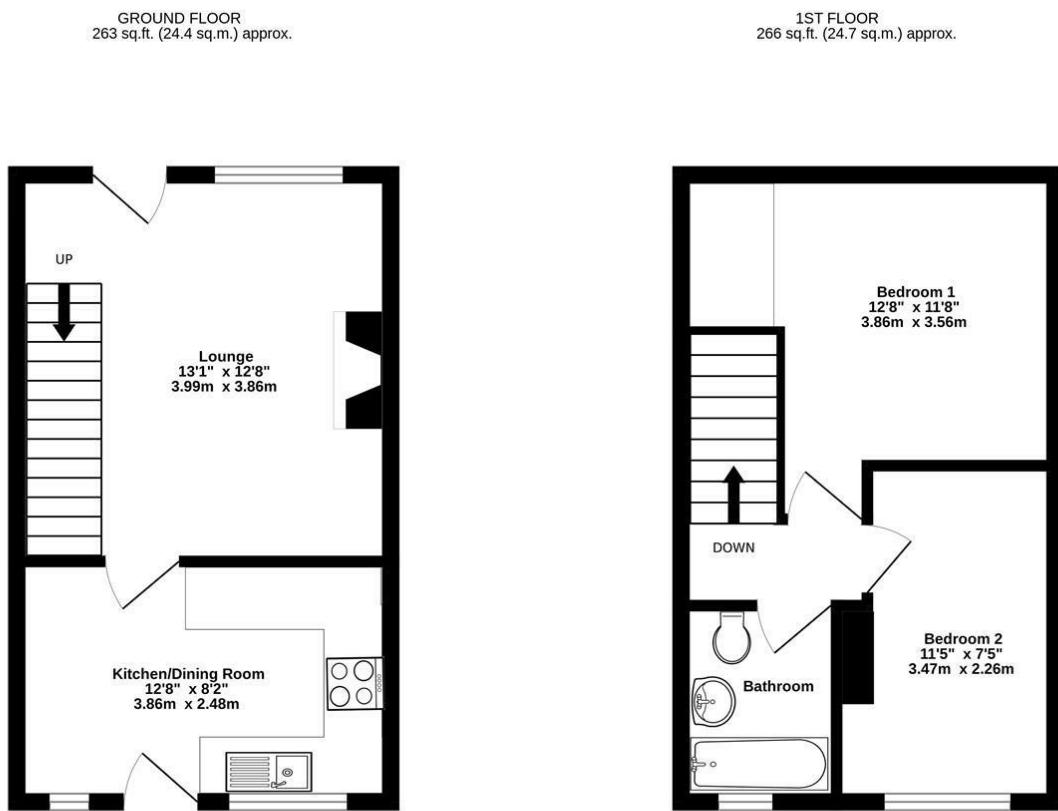
The applicant changes their mind and decides not to take the tenancy applied for or delays in doing so; or

Any reference has not been received within 14 days of request and the property is remarketed; or

If an applicant does not have the right to rent the property pursuant to the Immigration Act 2014 and that was not mentioned in their application form.



Floor Plan



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

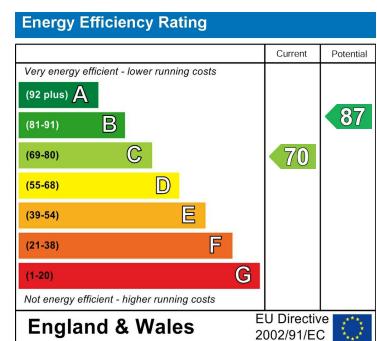
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as 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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Area Map



Energy Efficiency Graph



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.