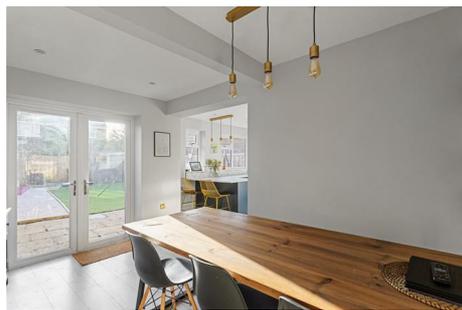


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Y O R K  
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**34 Barons Crescent**  
**, Copmanthorpe, YO23 3TZ**

Beautifully extended three bedroom semi in the heart of Copmanthorpe

**Asking Price £375,000**

# 34 Barons Crescent

, Copmanthorpe, YO23 3TZ



- Three Bedrooms
- Beautifully presented
- Extended and renovated
- Off street parking for multiple vehicles
- Excellent garden
- Open Plan

## Offer Procedure

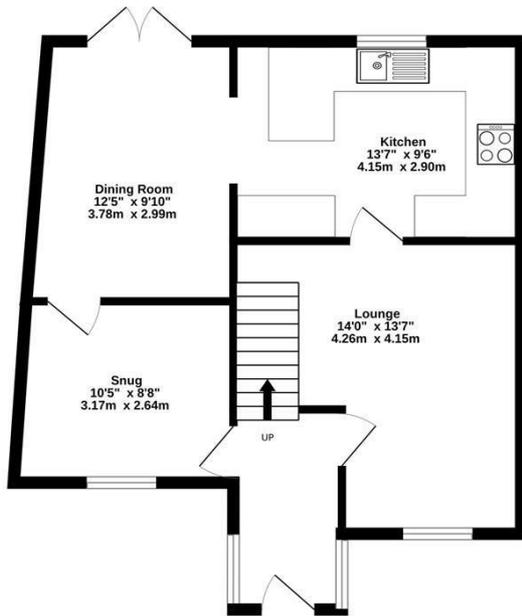


## Directions

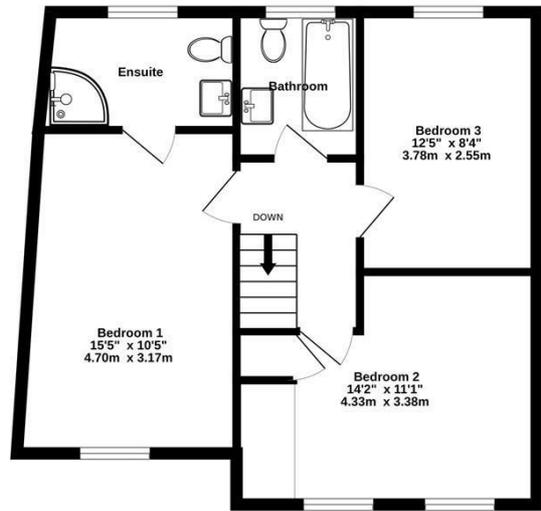


# Floor Plan

**GROUND FLOOR**  
541 sq.ft. (50.3 sq.m.) approx.



**1ST FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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. This 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	