



Temple Garth, Copmanthorpe, York, North Yorkshire, YO23 3TF

- NO ONWARD CHAIN
- SCENIC FIELD VIEWS
- LARGE LIVING ACCOMODATION
- HUGE POTEINTAL FOR REVOVATION
- DOUBLE GARAGE
- OFF ROAD PARKING FOR MULTIPLE CARS
- GENEROUS PLOT WITH SURROUNDUIG GARDEN

Guide Price £725,000



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DESCRIPTION

*** OFFERED WITH NO ONWARD CHAIN ***

Hunters presents this stunning four-bedroom detached home with scenic field views, situated in the sought-after residential location of Copmanthorpe. The area boasts a wide range of local amenities and allows convenient access to the A64 and York outer ring road.

The property sits on a generous plot with mature hedged borders to the rear of the property, lawned gardens and parking facilities for multiple cars on the front paved driveway, with double garage attached to the side.

The ground floor is entered via a porch, leading into a spacious hallway, with rooms branching off throughout the ground floor accommodation and stairs leading to the first floor. The ground floor comprises; study room, utility room with plumbing for washing machine, downstairs W.C and kitchen with fitted wall and base units.

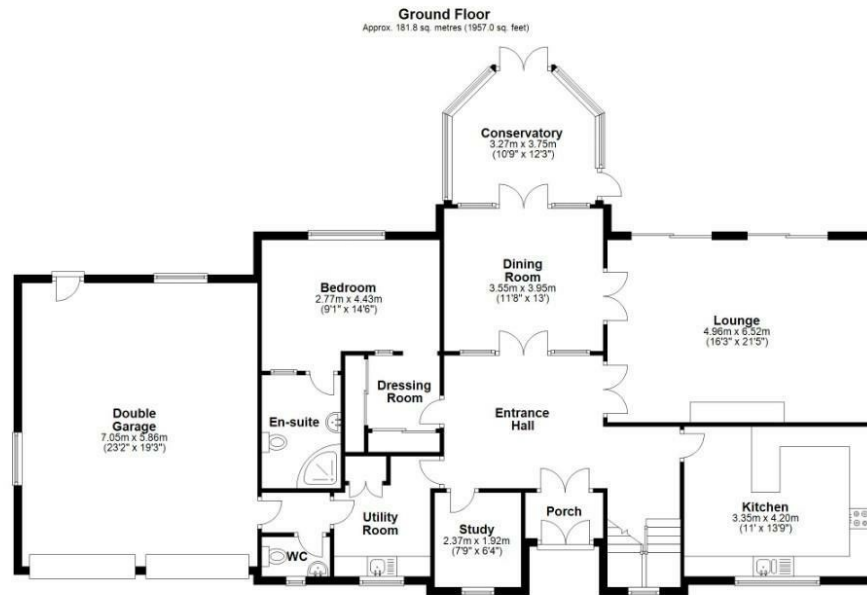
The home also benefits from a spacious lounge with windows overlooking the gardens, allowing plenty of natural light to bounce throughout the room, with double doors flowing through to the dining room and furthermore, a conservatory.

The bedrooms span over both floors, with a large double on the ground floor with dressing room and three-piece ensuite shower room. The first-floor accommodation presents a large family, four-piece bathroom suite. Off the landing are two double bedrooms and an impressive master bedroom, with through dressing room and generous ensuite to finish this family home.

The property has a pleasant feel to it and deserves to be a family home once more. The potential is endless with this home and the plot allows room to extend in all directions. It perfectly lends itself to a dormer loft conversion to maximise space upstairs and would benefit from modernisation throughout to finish this beautiful home.







Total area: approx. 277.5 sq. metres (2987.0 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

