St. Giles Way, Copmanthorpe, York
Offers Over £250,000

A great opportunity to purchase this three bedroom semi detached property, which is in need of some modernisation, situated within the extremely popular village location of Copmanthorpe on the south side of York offering quick and easy access to the A64 and further afield.

The property is entered via a uPVC front door into a small entrance hall with doors leading off to the ground floor and stairs to first floor accommodation.

Immediately off the hallway is the property's principal reception room with a large double glazed uPVC window and feature electric fire with brick effect surround. Through the living room to the rear elevation can be found the property's recently renovated kitchen. Benefiting from a range of soft close wall and base fitted units, integrated fridge/freezer, oven and four ring electric hob, stainless steel sink with mixer tap and grey splashback tiles. The kitchen also boasts space for an under the counter washing machine as well as ample room for a dining table and chairs.

To the first floor are three bedrooms and a house bathroom. The master bedroom sits to the front elevation and is a pleasantly sized double room with a large double glazed uPVC window offering views over the front garden. Bedroom two is another well proportioned double room with a large double glazed uPVC window offering viewings of the rear garden. A smaller single room completes the bedroom accommodation. The house bathroom, which could benefit from a programme of modernisation, comes with a panelled bathtub, pedestal wash basin and low flush WC.

To the outside the property benefits from a driveway offering off street parking for 2-3 cars. This in turn, leads to a detached single garage. The front garden is well sized and mainly laid to lawn. The private rear garden is also mainly laid to lawn, with mature beds and trees surrounding.

Crucially this property is being offered for sale with vacant possession and no onward chain.

Kitchen / Dining Room
13'7 x 9'5
(4.15m x 2.87m)

Sitting Room
14'3 x 13'8
(4.34m x 4.16m)

Bedroom 2
12'0 x 7'8
(3.66m x 2.33m)

Bedroom 1
11'11 x 7'7
(3.63m x 2.30m)

Bedroom 3
8'6 x 5'10
(2.59m x 1.78m)

Garage
15'6 x 7'10
(4.73m x 2.40m)

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 328 SQ FT / 30.5 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 331 SQ FT / 30.77 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61.27 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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