



Back Lane, Copmanthorpe, York £375,000

A lovely detached bungalow offering beautifully presented single storey accommodation and a well-cared for landscaped garden. Quiet and secluded, accessed off Back Lane via a driveway shared with only one other property. The property is situated in the desirable area of Copmanthorpe and is ideal for a range of buyers, offered for sale with no forward chain.



The property is entered from the front elevation via a uPVC door with glass window, into the galley style kitchen. The kitchen itself comprises a range of wood effect fitted wall and base units with laminate worksurfaces and tiled splashback. Integrated appliances include dishwasher, fridge and freezer, washing machine, double oven, gas hob with extractor hood over and stainless steel sink with mixer tap over. An internal door to the rear of the kitchen opens into a spacious hallway which sits at the back of the property and boasts two generous storage cupboards, and doors in turn leading to the further accommodation.

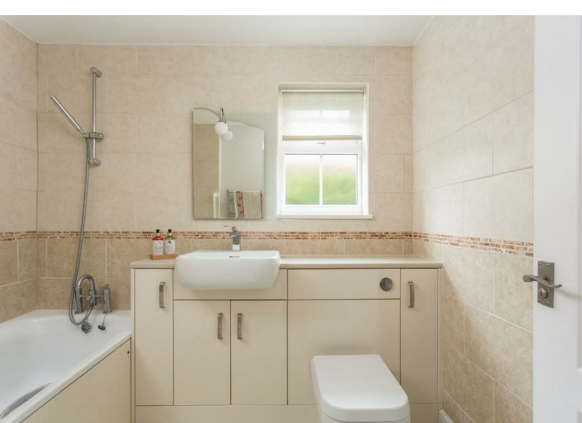


A spacious open plan living area offers a great living and dining space. Having two large double glazed windows and double doors leading to the garden, there is an abundance of natural light flow, creating a warm and welcoming living area.



The home provides two good-sized ground floor bedrooms, the master sitting to the front elevation of the property whilst the second bedroom sits at the rear and has the additional benefit of having fitted triple wardrobe.

Completing the accommodation is the family bathroom, which presents a three piece suite consisting of a panel bath with handheld shower over, low flush WC and hand wash basin within vanity unit surround. The contemporary bathroom is finished with natural stone tiles and the added luxury of programmed underfloor heating.



Externally, the home is accessed off Back Lane via a shared driveway with the property to the front, and offers ample off-street parking with patio area and grass lawn to the front, as well as a lovely rear garden. The garden offers a stone-flagged patio immediately to the rear of the property, creating a perfect al fresco dining setting for the warmer months, and features a grass lawn with a small lily pond, a 6 x 8 greenhouse and 2 large sheds.

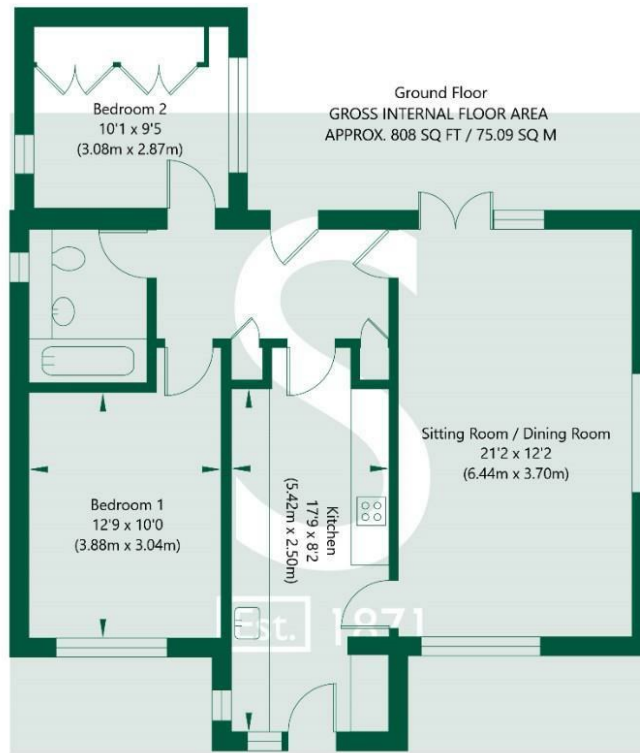
Also included with the property, and a continuation of the bungalow's drive, is a raised area, extending to approximately 6 m x 8 m. which could be used to house a large sun room, gym, garage or workshop (subject to PP). Planning Permission was granted for a garage and store at the front of this area, but the vendors have subsequently obtained more land.

Situated in the ever-popular village of Copmanthorpe, the property is close to the A64 and offers great transport links into York City Centre. Found nearby is a very well-regarded primary school along with a vast range of local amenities including a doctor's surgery, dental practice, convenience store, post office, café and popular village pub.



This lovely bungalow has been recently decorated throughout and provides a fantastic single storey home in an atmospheric setting, with gorgeous outside space. Sure to appeal to a range of buyers, an early viewing is strongly recommended.

Back Lane, Copmanthorpe, York, YO23 3SH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75.09 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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