



## Drome Road, Copmanthorpe, York £535,000

Offered for sale with no forward chain, this lovingly maintained four-bedroom detached residence offers a super opportunity to remodel and improve to modern styles of living in this beautifully quiet, semi rural location. Situated close to the heart of the highly sought-after village of Copmanthorpe, south-west of York, the home offers great access to the A64 and a wonderful range of local amenities.





The home has been lovingly cared for throughout and offers flexible, bright and spacious accommodation with a generously proportioned layout and the benefit of high ceilings throughout. Ideal for growing families the residence is nestled just off Temple Lane, which enjoys a convenient location with easy access to great range of amenities in Copmanthorpe village and the A64 dual carriageway with links to the A1(m) and M1 motorways.

The unique accommodation comprises a welcoming side entrance door which opens into a lovely hallway from the entrance hall is a fabulous sitting room offering a great area to host friends a family, in addition is a separate living room featuring stylish fully height glazing and doors.

A kitchen comprising an extensive range of fitted unit and cabinetry runs alongside, and the dining room providing superb potential for more open plan living should a discerning purchaser wish. The dining room boasts French doors leading onto a raised decked area before leading down to the lawned garden. Additionally, there is a rear hallway, a contemporary ground-floor shower room.

To the first floor a central landing gives access to four well-proportioned double bedrooms, along with a three-piece family bathroom, and ample loft storage.

Externally, the home is accessed off Drome Road with the property benefiting from a gravelled driveway offering off-street parking to the front, bordering mature gardens

To the rear is a delightful lawned garden with seating areas, mature trees, and new timber-fenced boundaries, providing both privacy and charm.

### Agents Note

Additional land, clearly defined with a blue boundary, is offered as part of the purchase, should a buyer desire a larger garden or space of a shed/store.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

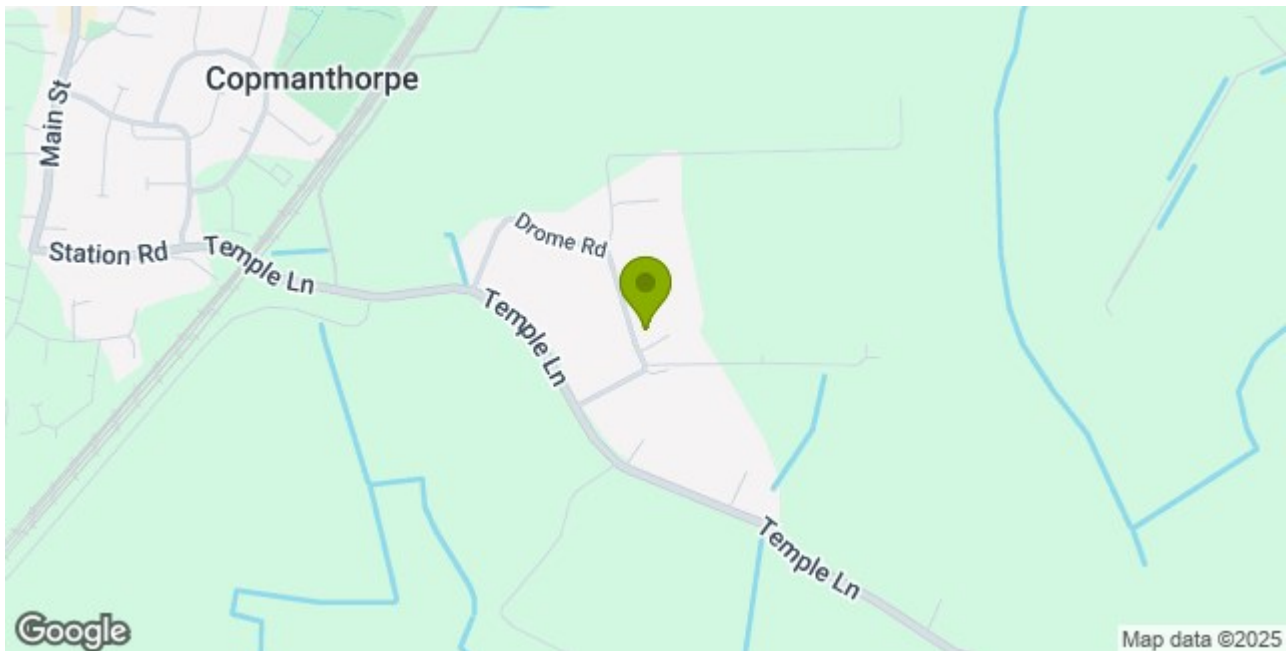
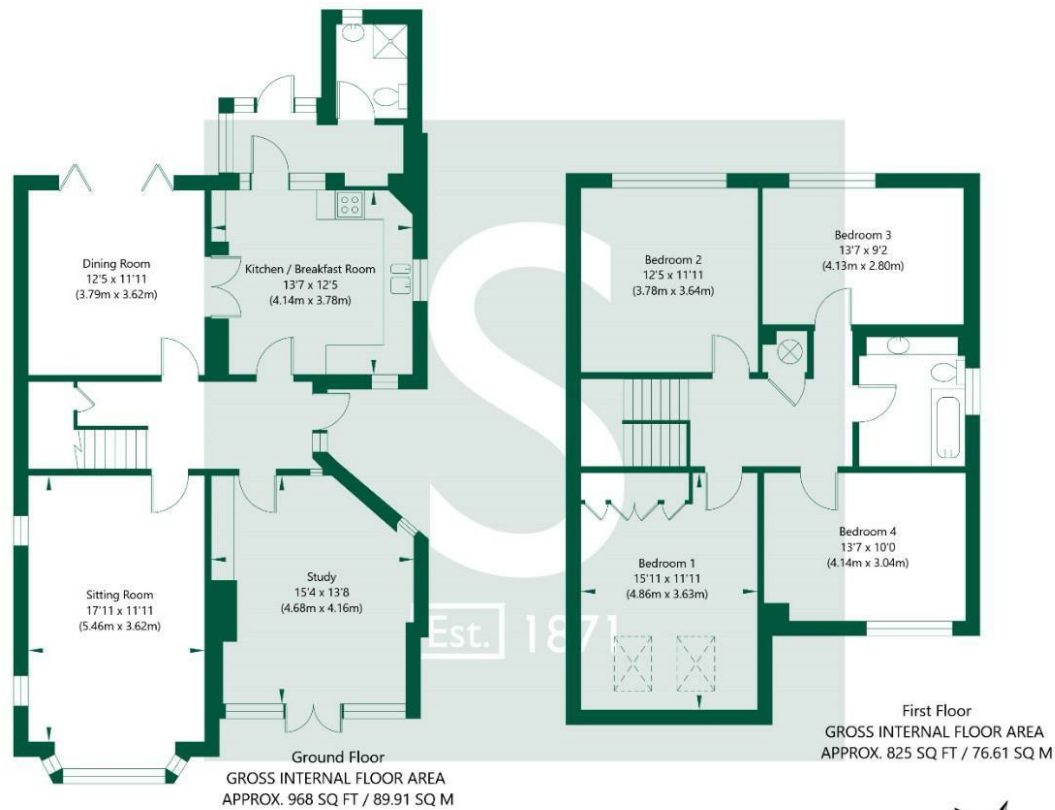
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Drome Road, Copmanthorpe, York, YO23 3TG



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence
------------

