



2 Horseman Court Copmanthorpe, York YO23 3WH

£535,000

A stylish four-bedroom detached home in the Heart of Copmanthorpe. Positioned in a small development of just three homes, this beautifully presented three-storey property combines generous space, modern comfort, and village charm - all just moments from local amenities.

Inside, a bright hallway leads to a welcoming living room and a fitted kitchen with open-plan dining area, perfect for family life and entertaining. Upstairs, the impressive main bedroom features a modern en-suite, while a four-piece family bathroom serves the additional spacious bedrooms. A top floor study adds flexibility for home working or quiet retreat.

To the outside, enjoy a sunny west-facing garden, off-street parking, and a garage. Excellent local schools, shops, and transport links make this home as practical as it is beautiful.

Modern living, village setting, and space to grow - this home truly has it all.

EPC Rating C
Council Tax Band E

Entrance Hallway

Entrance door. Radiator. Doors to further rooms. Stairs leading to first floor.

Cloakroom/W.C.

4'0" x 6'5" (1.22m x 1.96m)

Fitted with a two piece suite comprising; wash hand basin and toilet. Heated towel rail. UPVC window.

Lounge

15'9" x 11'3" (4.80m x 3.43m)

UPVC bay window. Attractive electric fire with surround and hearth. Radiator.

Dining Room

8'9" x 10'5" (2.67m x 3.18m)

UPVC bay window. Radiator. Opening through to the kitchen.

Kitchen

12'6" x 9'11" (3.81m x 3.02m)

Fitted with wall and base units and coordinating worktops. Sink and drainer unit. Built in oven with five ring gas hob and extractor hood above. Built in fridge, freezer, dishwasher and washing machine. Understairs storage cupboard. UPVC window. UPVC door leading to garden.

First Floor Landing

Stairs to the second floor. Doors to further rooms.





Bedroom One

12'9" x 13'4" (3.89m x 4.06m)

Two UPVC Windows. Two radiators. Door to ensuite shower room.

En-Suite Shower Room

7'2" x 6'5" (2.18m x 1.96m)

Fitted with three piece suite comprising; shower cubicle, wash hand basin and toilet. Heated towel rail. Opaque UPVC window.

Bedroom Two

11'9" x 13'4" (3.58m x 4.06m)

Two UPVC windows. Two radiators.

Bathroom

A spacious and bright four piece suite comprising; freestanding bath, large shower cubicle, wash hand basin and toilet. Heated towel rail. Opaque UPVC window.



Second Floor Landing

Bedroom Three

9'3" x 13'11" (2.82m x 4.24m)

With built-in wardrobe, cupboard and desk. Two skylight windows, Radiator.

Bedroom Four

7'7" x 13'11" (2.31m x 4.24m)

Two skylight windows. Radiator.

Study

Skylight window. Radiator.

Outside

To the front of the property is a gated courtyard with artificial grass and paved pathway leading to the entrance door.

To the rear of the property is a well presented and low maintenance west facing garden with artificial grass and patio area for seating, With gated access to the rear of property.

Garage and parking

15'2" x 7'11" (4.62m x 2.41m)

Brick built garage with up and over door, laid on with power and light. There is also additional off street parking located in front of the garage.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

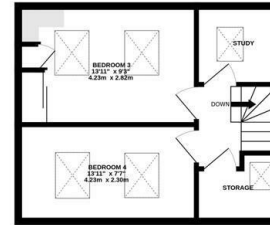
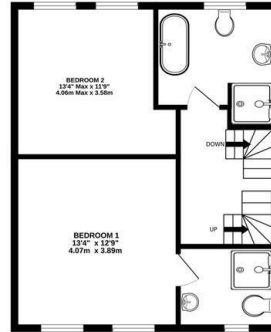
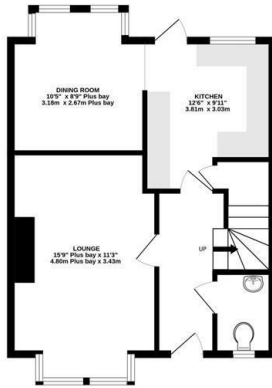


GARAGE
119 sq.ft. (11.0 sq.m.) approx.

GROUND FLOOR
523 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.3 sq.m.) approx.

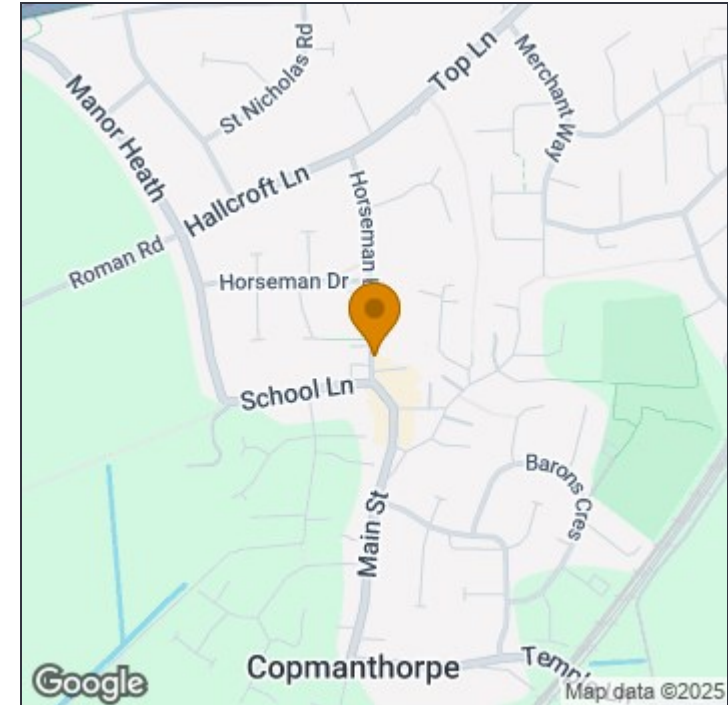
2ND FLOOR
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA NOT INCLUDING GARAGE

TOTAL FLOOR AREA : 1376sq.ft. (127.8 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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