



3 Temple Garth Copmanthorpe
York, YO23 3TF
Offers In Excess Of £825,000

A STUNNING EXECUTIVE DETACHED HOME SET IN A LARGE PLOT IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH EASY ACCESS INTO YORK AND TO LEEDS. The property has been extended and refurbished to a high standard to provide extremely spacious family living accommodation. This contemporary home has underfloor heating and double glazing and comprises grand entrance hallway with galleried landing, large living room with bay window, fabulous open plan living kitchen with bespoke fitted units, integrated appliances and bifold doors leading out to the garden, utility room, 2 double sized ground floor bedrooms, shower room/w.c., first floor landing, large master bedroom with luxury en-suite shower room/w.c., 2 further double bedrooms and a luxury family bathroom with freestanding bath and walk-in shower. To the outside is a large driveway with parking for at least 4 cars, detached brick garage and a large private lawned garden to the rear. An internal viewing of this high quality family home is strongly recommended.



Entrance Hall

Living Room

Living Kitchen

Utility Room

Ground Floor Bedroom 2

Ground Floor Bedroom 3

Shower Room

First Floor Landing

Master Bedroom

En-Suite

Bedroom 4

Bedroom 5

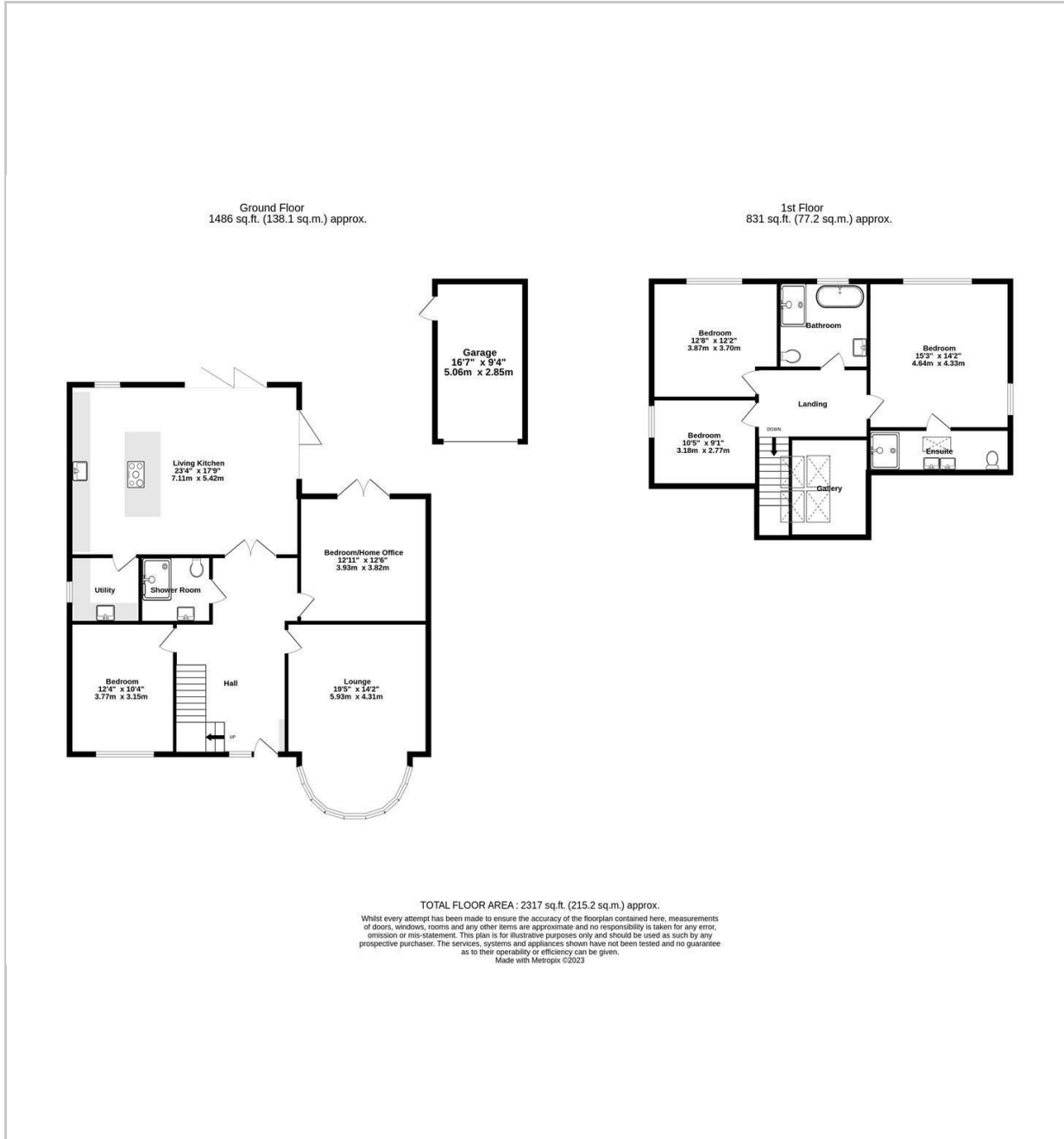
Family Bathroom

Outside

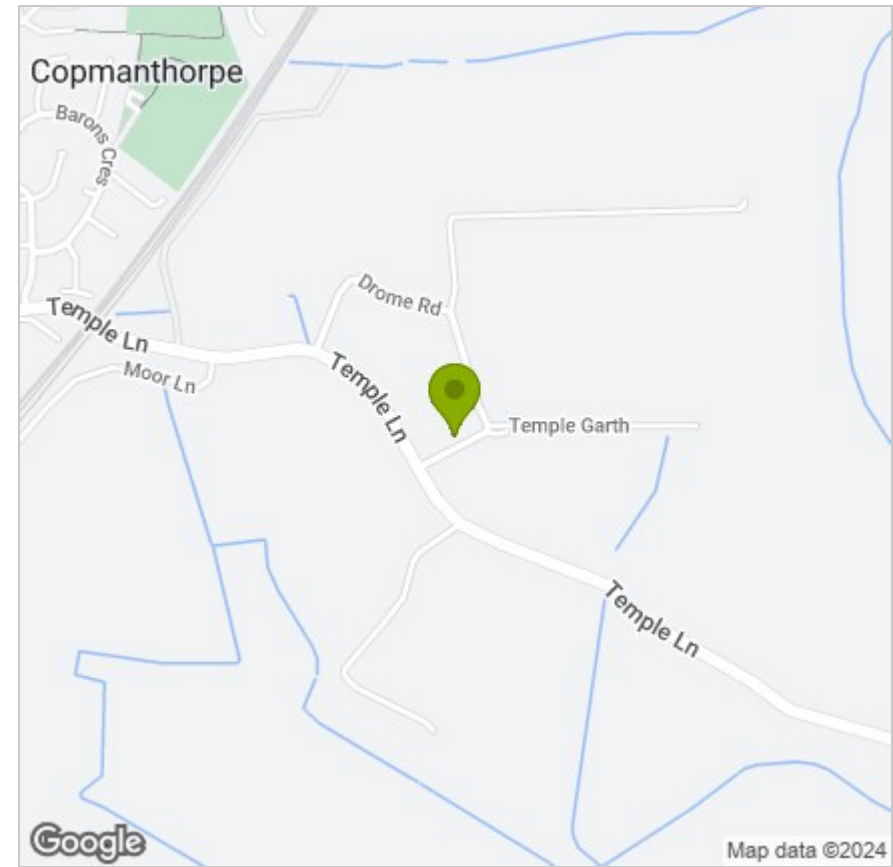




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.