



51 Drome Road Copmanthorpe

York, YO23 3TG

Guide Price £600,000

NO FORWARD CHAIN! A superb four bedroom detached house close to the centre of this popular village, updated and well maintained by the current vendors to a high standard throughout. This bright and airy property offers spacious living area as well as a versatile layout. Located just off Temple Lane conveniently positioned for Copmanthorpe village and the A64 dual carriageway. It fully comprises entrance hallway, 18' sitting room, separate living room with feature glazing to front, fitted kitchen, dining room with French doors onto the garden, rear hall, ground floor shower room, first floor landing, 4 double bedrooms and a three piece bathroom suite and good sized storage space in the loft. To the outside is a front gravelled driveway providing off street parking as well as lawned rear garden with sitting areas, mature trees and a timber fence boundary. An accompanied viewing is strongly recommended to appreciate this fabulous home.



Entrance Hall

Living Room

Sitting Room

Dining Room

Kitchen

Hall

Shower Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

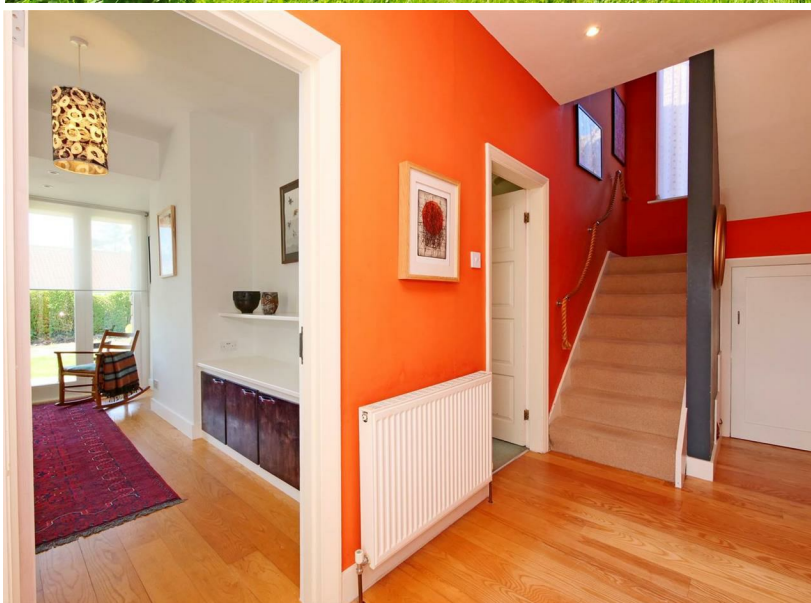
Bedroom 4

Bathroom

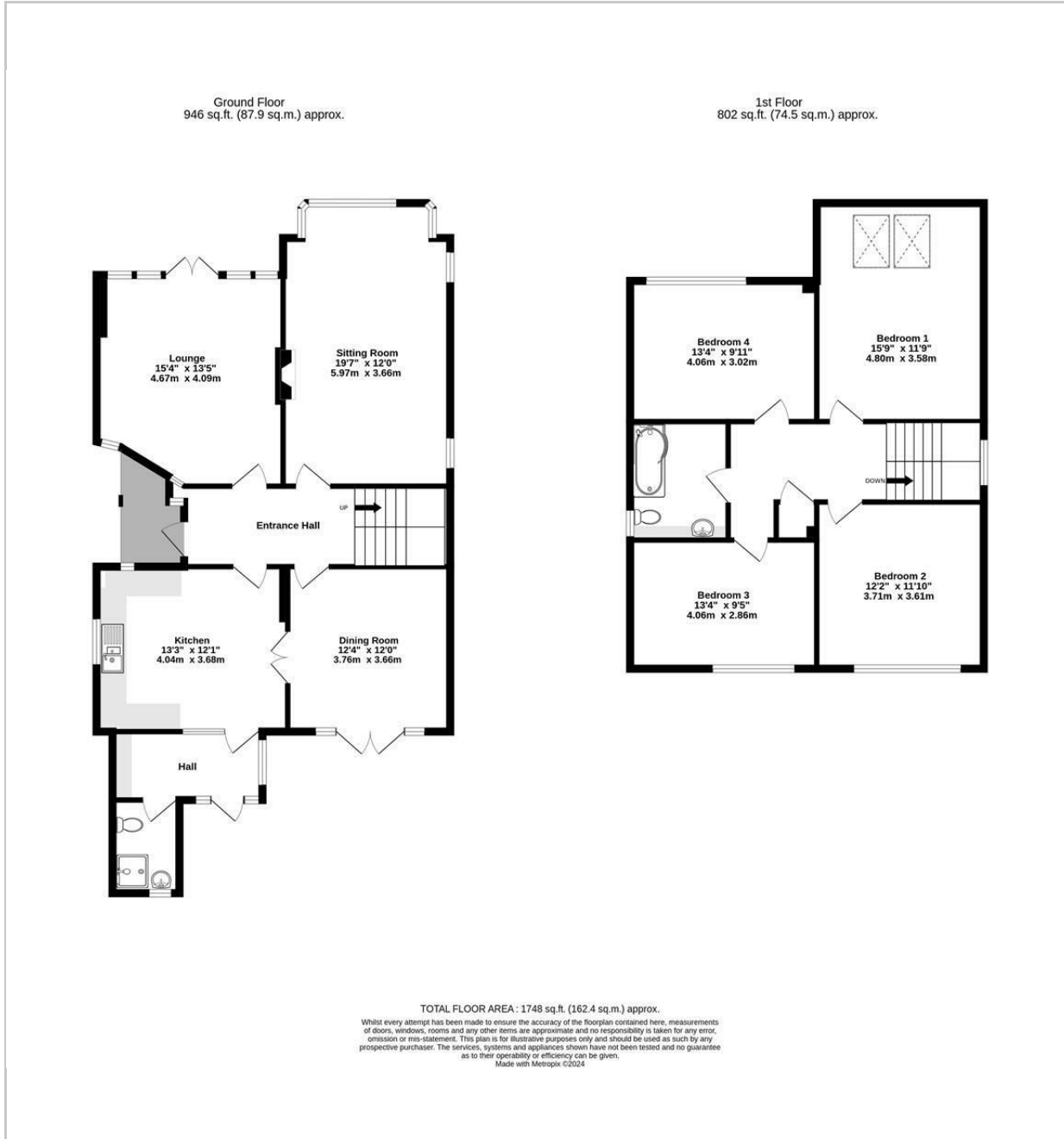
Driveway To Front

Rear Garden

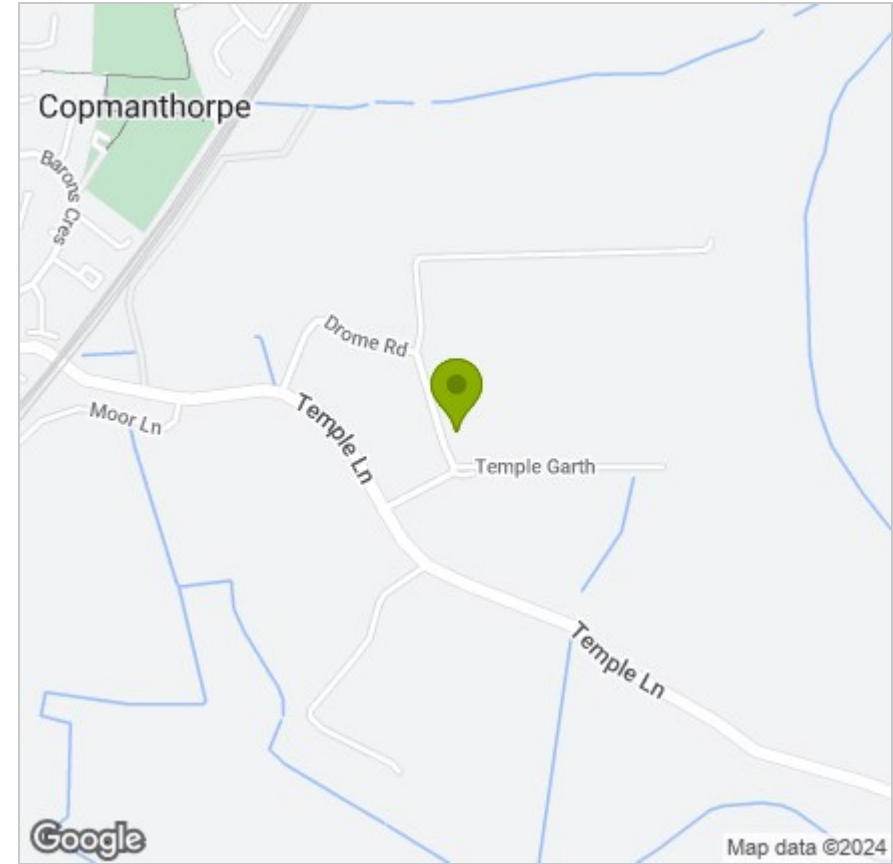




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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