



2 St. Nicholas Road Copmanthorpe
York, YO23 3UX
Guide Price £765,000

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SIMPLY STUNNING. A LARGE 5 BEDROOM DETACHED HOUSE SET IN GENEROUS GARDENS IN THIS SOUGHT AFTER LOCATION CLOSE TO THE VILLAGE CENTRE. The property has recently been extended and refurbished to a high standard to provide bespoke family living accommodation with high quality internal fittings. With the benefit of gas central heating and double glazing the bright and spacious living space comprises large entrance hall with galleried ceiling, bedroom 5/study, sitting room, fabulous open plan living/dining kitchen with high quality fitted units and integrated appliances and bifold doors to garden, utility room, large ground floor bedroom and shower room/w.c., first floor galleried landing, 18' master bedroom with en suite shower room/w.c, guest bedroom with french doors to a Juliette balcony, double sized bedroom 4, family bathroom/w.c. Front garden with driveway to an integral brick garage. Large private lawned rear garden. **AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.**



Hallway

Impressive entrance with full height ceiling, spindled staircase to first floor and doors leading to

Study

12'4" x 8'3" (3.76m x 2.54m)
Window to front

Sitting Room

15'3" x 14'7" (4.65m x 4.45m)
Window overlooking garden to rear

Living/dining Kitchen

23'1" x 16'7" (7.06m x 5.08m)
Fabulous open plan family living space with window to rear, bifold doors to garden and large ceiling light. Kitchen with quality newly fitted units comprising base, wall and larder units, integrated ovens and hob, dishwasher and fridge/freezer.





Utility Room

8'5" x 8'3" (2.59m x 2.54m)

Large utility with base and wall units and door to garage

Bedroom 4

14'4" x 10'11" (4.39m x 3.35m)

Good double bedroom with window to front

Shower Room/w.c

High quality suite with large walk in shower, wash hand basin and w.c.

Galleried Landing

10'7" x 8'4" (3.25m x 2.56m)

Galleried landing overlooking the hallway and doors leading to

Master Bedroom

18'0" x 14'7" (5.49m x 4.47m)

Large bedroom with 2 velux windows to front and door to

En Suite Shower Room

Large walk in shower, wash hand basin and w.c

Bedroom 2

16'2" x 11'10" (4.95m x 3.61m)

French doors opening to a juliette balcony overlooking rear garden

Bedroom 3

13'1" x 10'11" (4.01m x 3.35m)

Good double bedroom with window to front

Family Bathroom

Quality suite comprising bath with shower above, wash hand basin and w.c.

Outside

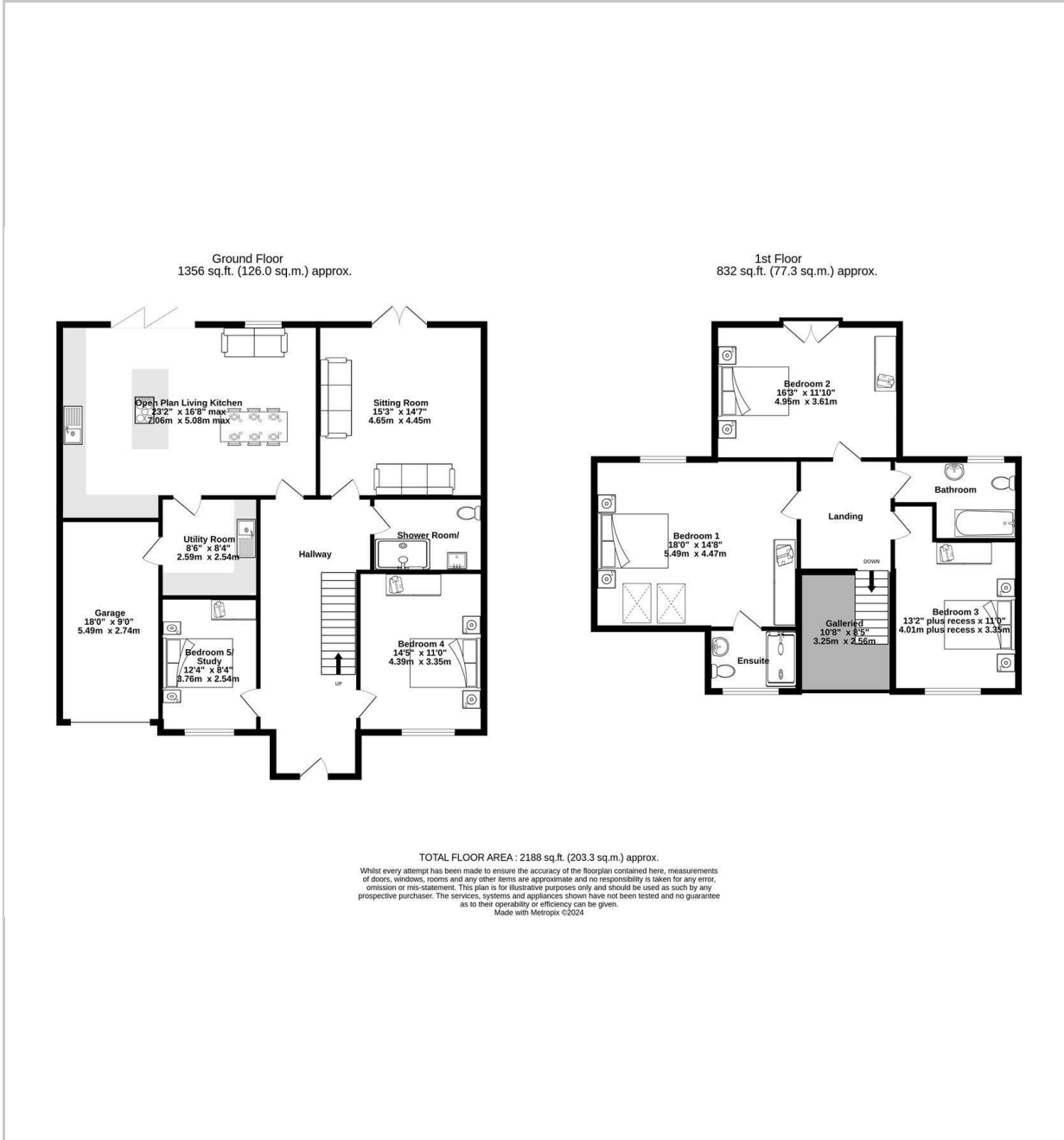
Front garden leading to an integral garage. Large rear garden with patio area and lawn with boundary fencing.

Garage

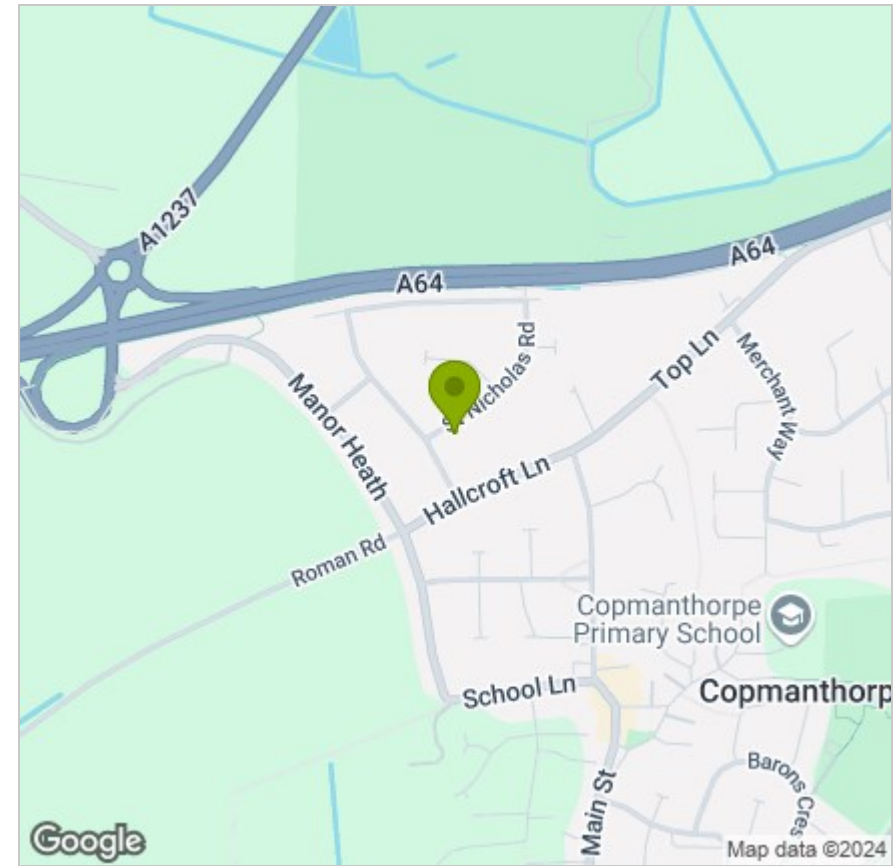
18'0" x 8'11" (5.49m x 2.74m)



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		

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