



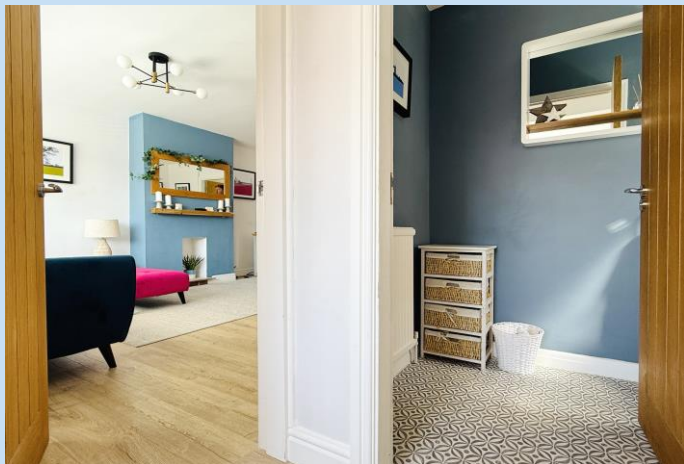
14 St. Nicholas Crescent, Copmanthorpe
York, North Yorkshire YO23 3UZ

Guide Price £459,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale, a stylishly presented, three-bedroom detached family home on St. Nicholas Crescent, just to the west of York on the fringes of this popular and sought after village of Copmanthorpe. This lovely quality home is situated in a quiet cul-de-sac, with easy access to both York and Bishopthorpe village, with a contemporary twist throughout and will appeal to a variety of buyers, including families, professional couples and those looking to retire. Briefly comprises: Entrance porch, with doors leading to the downstairs cloakroom and the spacious living room. Onward through the separate dining room with patio doors leading out to the garden, we then enter the contemporary kitchen, with a fabulous range of modern grey units and integral appliances to complete the ground floor. From the living room a lobby with a stairwell leads up to the first-floor landing, where we find three generous sized bedrooms, a handy separate cloakroom and the family bathroom. Externally to the front, a lawned garden area and a paved driveway, providing ample off-street parking leading to the detached garage, perfect as a workshop or for a car/cycle enthusiast. A side access gate leads us to the rear of the property, into the fenced garden, laid to lawn with a paved patio, just right for outside entertaining. Ideally situated within Copmanthorpe, this superb property enjoys local amenities, shops and popular local bars, also only minutes away from the very popular local primary and secondary schools, Tesco and The York College. Easy access into York and beyond via the local bus service. Copmanthorpe is very well-located for commuting into York or to Leeds and beyond, being just off the A64. An early viewing is highly recommended not to miss out on this fantastic modern family home.

The thriving village of Copmanthorpe lies 3 miles south west of York city centre and is served by a wide selection of local amenities, and provides excellent commuting access for the A64 and further afield. Copmanthorpe Primary School is in the village and the property falls within the catchment for the highly regarded Tadcaster Grammar School. There are regular bus services into York and a park and ride facility, close by at Askham Bar, where there is a Tesco superstore. Copmanthorpe is very well-located for commuting into York or to Leeds (approx. 20 miles away) and beyond and lies just off the A64. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

6' 10" x 6' 1" (2.08m x 1.85m)

Front entrance door, double glazed window to front aspect and upright radiator*. Doors leading to...

Cloakroom

6' 2" x 4' 1" (1.88m x 1.24m)

Double glazed window to side aspect, low-level wc, wash hand basin with mixer tap, down lighting and radiator*.

Living Room

15' 1" x 12' 7" (4.59m x 3.83m)

Double glazed windows to the front aspect, tv point* and upright radiator*. Doors leading to...

Dining Room

9' 11" x 8' 9" (3.02m x 2.66m)

Double glazed patio doors to the rear aspect, down lighting and upright radiator*. Door leading to...



Kitchen

9' 11" x 8' 11" (3.02m x 2.72m)

The modern kitchen is fitted with a range of grey wall and base units, matching worktops quartz over, incorporating a Belfast sink with mixer taps. Integral appliances include a built in electric oven* and grill*, induction hob* with extractor fan*. dishwasher*, fridge/freezer* and wine cooler*. Double glazed windows to rear aspect, down lighting and radiator*. Door leading to outside.

Inner Lobby

7' 5" x 6' 2" (2.26m x 1.88m)

Understairs storage. Stairs to the first floor.

First Floor Landing

Double glazed windows to side aspect. Storage cupboard, loft access and radiator*. Doors leading to...

Bedroom 1

14' 4" x 10' 0" (4.37m x 3.05m)

Double glazed windows to the rear aspect, built in alcove wardrobe, tv point* and radiator*.



Bedroom 2

10' 10" x 10' 0" (3.30m x 3.05m)

Double glazed windows to the front aspect, built in alcove wardrobe, tv point* and radiator*.

Bedroom 3

8' 11" x 7' 4" (2.72m x 2.23m)

Double glazed windows to the front aspect and radiator*.

Cloakroom

4' 6" x 2' 9" (1.37m x 0.84m)

Double glazed window to rear aspect and low-level wc.

Bathroom

7' 4" x 5' 8" (2.23m x 1.73m)

A two piece white bathroom suite comprising; Bath with mixer tap, wash hand basin, airing cupboard with wall mounted boiler*. Double glazed window to the side aspect, down lighting and heated rail*.



Garage

19' 7" x 8' 7" (5.96m x 2.61m)

Plumbing for a washing machine*, power and lighting.

Outside

To the front of the property is lawned garden and a paved driveway, providing ample off street parking, leading to the garage. A side access gate, leads to the rear, to where we find a fenced garden, laid to lawn, with a paved patio area, perfect for outside entertaining.

Agents Note

EPC RATING C, COUNCIL TAX BAND D.

Broadband supplier: Sky Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

14 St. Nicholas Crescent
Copmanthorpe
YORK
YO23 3UZ

Energy rating

C

Valid until:

25 January 2035

Certificate number:

0390-2087-5490-2025-1611

Property type

Detached house

Total floor area

94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

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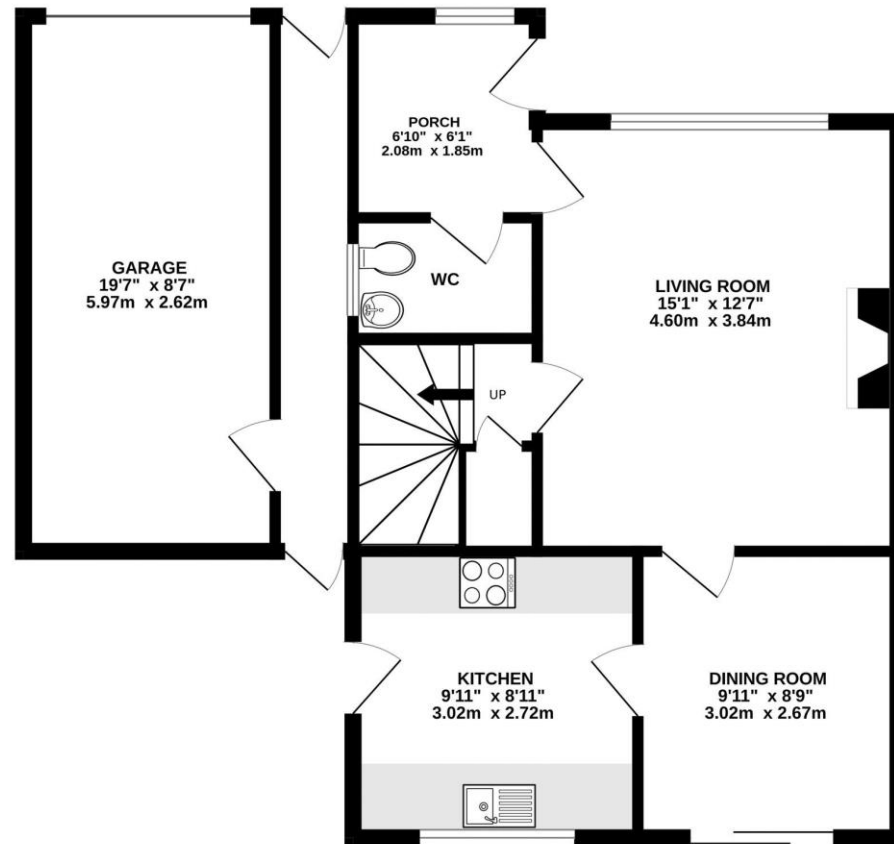
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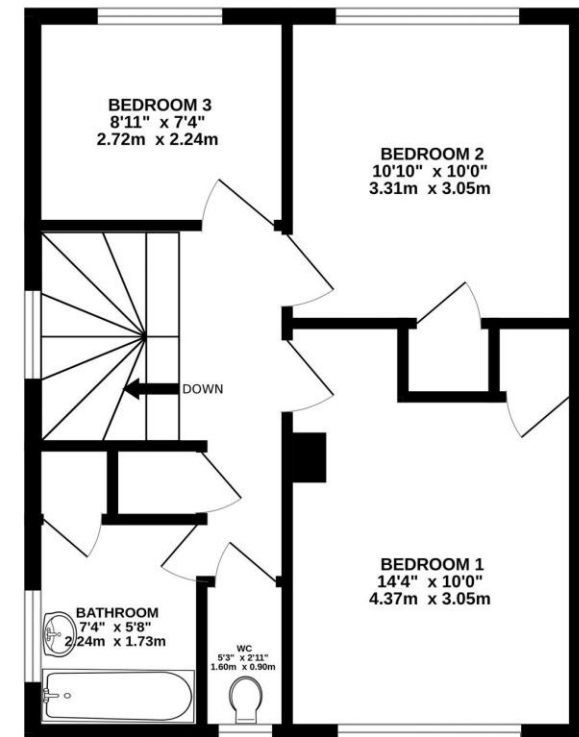
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GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.