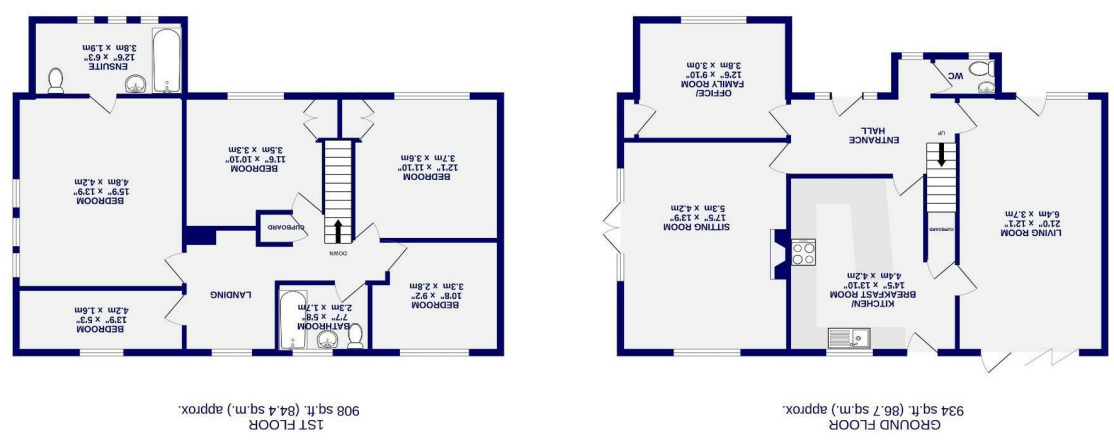


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# Merchant Way Copmanthorpe, York YO23 3TS

Freehold  
Council Tax Band - E

- Detached House
- Large Corner Plot
- Double Garage
- Side Garden
- Two Reception Rooms
- Five Bedrooms and Office
- EPC C



Merchant Way  
Copmanthorpe, York  
YO23 3TS

£600,000



A spacious five bedroom detached property, with a detached double garage and a significant wrap round garden.

Located in the popular residential village of Copmanthorpe, and a short walking distance to excellent local village amenities. The village provides regular commuter links to York city centre and easy direct access to the A64 for travel further afield.

To the ground floor are two reception rooms, a front to back dining / family room with bifold doors onto the rear garden and a dual aspect lounge with a stove and French doors leading on to the huge side garden. A large front entrance hallway leads to a breakfast kitchen, which could be opened up onto either of the adjoining reception rooms to create a desirable open plan combined kitchen and family room. Also on the ground floor, to the front, is a sizable office and a cloakroom w.c.

To the first floor are five bedrooms, four of which are double bedrooms, a family bathroom, and an en suite bathroom to the main bedroom. In addition, a large open landing area could easily become a workspace or children's play area.

Externally are gardens to the front, side, and rear. The private side garden offers great potential for further extension, subject to the necessary permissions. The property also benefits from a double garage with off street driveway parking.

Council Tax Band E.

