



Ashtons

Stakers Orchard, Copmanthorpe, York, YO23 3WA

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£875,000



ONE BEDROOM DETACHED ANNEX INCLUDED

Located within this exclusive development, built by the renowned Hoggs Homes, is this substantial family home with the benefit of a detached one bedroom annex. Nestled away, yet within walking distance of the varied amenities of Copmanthorpe, this property is ideally situated and benefits from excellent commuter connections to York city centre and train station, and is just a short distance from the A64/A1(M) for travel further afield.

Immaculately maintained throughout, this property is ready to move into and offers over 2,000sqft of accommodation, including a double garage and a bright and airy garden room which has been designed by the current owners.

Internally the property comprises a welcoming entrance hall with a cloakroom which leads into the impressive living room with a stunning inglenook fireplace. French doors lead into the wonderful garden room which enjoys expansive windows that look out to the rear gardens and a superb ceiling lantern which allows an abundance of natural light to flood through. The kitchen is fitted with a range of wall and base units allowing for plenty of storage and allows enough space for a breakfast area, in addition to the separate dining room. Conveniently, there is a utility room off the kitchen with access to the garage and garden.

The first floor consists of five well proportioned bedrooms, with the two largest bedrooms benefitting from built in storage and three piece en-suites. Off the generous landing is the four piece bathroom with a separate shower to bath, which completes the internal accommodation.

Externally are mature gardens that wrap around the property which consist of lawn, patio and flower bed areas. To the front of the property is driveway parking for multiple vehicles and access to the detached annex which sits in front of the property.

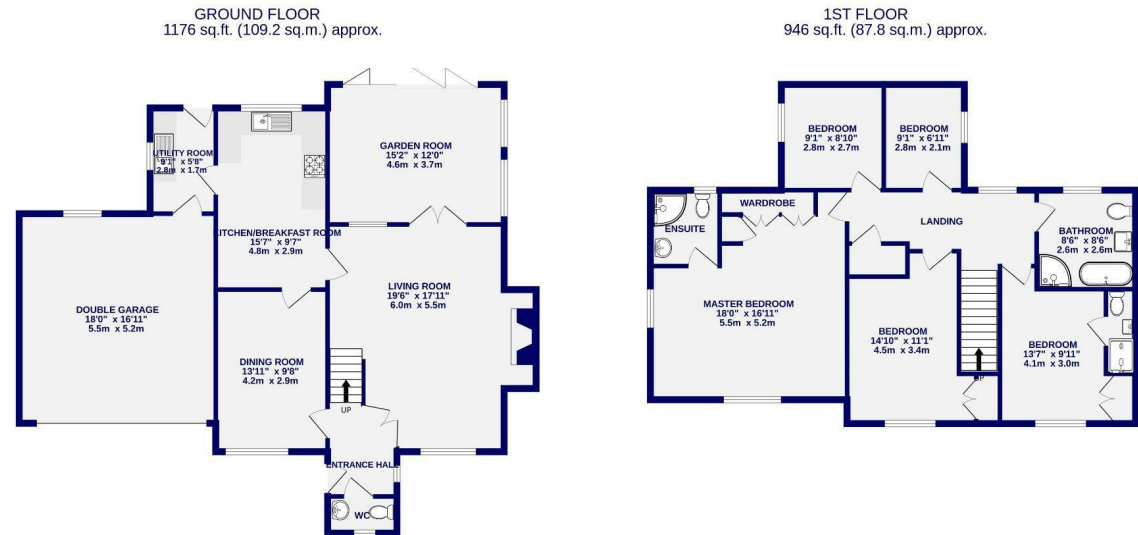




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Freehold
Council Tax Band - G

- Five Bedroom Detached Home
- Detached Annex Included In Plot
- Three Reception Rooms
- Bright Garden Room
- Mature Gardens
- Double Garage & Driveway
- Popular Residential Village
- EPC D



GROUND FLOOR
1176 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR
946 sq.ft. (87.8 sq.m.) approx.

TOTAL FLOOR AREA : 2121 sq.ft. (197.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gangways will form part of the overall floor area 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.
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