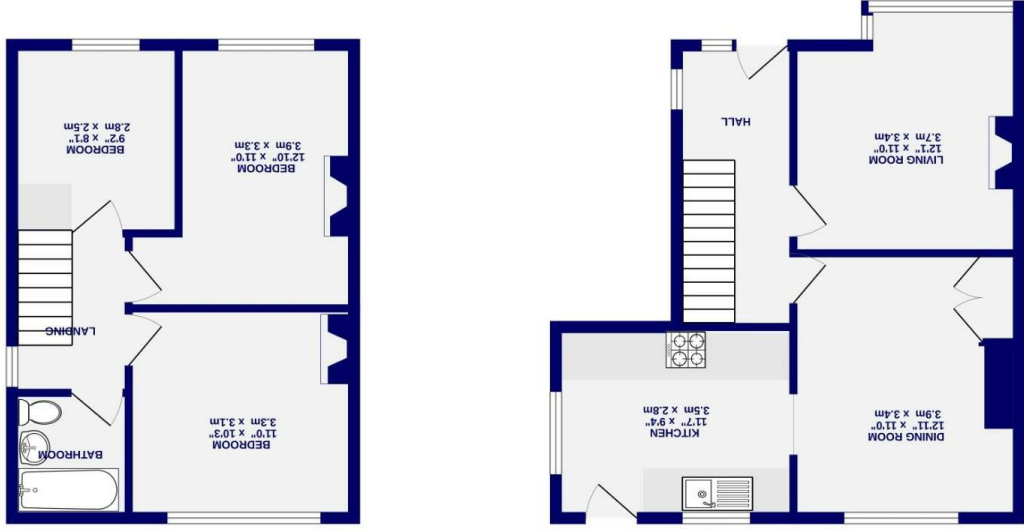


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC - D
- Driveway Parking
- Generous Rear Garden
- Period Features Throughout
- Popular Residential Area
- Two Reception Rooms
- Three Bedrooms
- Semi Detached Home

Freehold
Council Tax Band - C

Drome Road Copmanthorpe, York YO23 3TG



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. As to the true position of any fixtures, fittings and appliances, the purchaser should be satisfied by inspection. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See page 2 for further details.



Drome Road
Copmanthorpe, York
YO23 3TG

£350,000



A charming semi detached home located in the ever popular residential area of Copmanthorpe. Whilst within walking distance of the varied amenities of the village this property is positioned on the outskirts so enjoys unrivalled views of local country fields. A much loved home for many years, this property has been updated by the current owners, but retains many of the period features of the mid 1900's property.

Internally the property comprises an entrance hall which leads into the cosy living room to the front which features a large bay window and stunning central fireplace. Towards the rear of the property is the dining room which offers views out to the generous and mature garden through the large window. Next door is the extended kitchen which an array of solid wood units, light worktops, some integrated appliances and space for additional white goods.

The first floor offers three well proportioned bedrooms, two of which feature original fireplaces, and a three piece bathroom.

Externally is a spacious and mature rear garden which is not only private in nature but also enjoys sun throughout the day due to its westerly aspect. To the front is another garden area, along with driveway parking for multiple vehicles.

A charming home located in a popular village setting, viewing is highly recommended.

Council Tax Band C

