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# Manor Heath Copmanthorpe, York YO23 3UR

Freehold  
Council Tax Band - D

- Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Open Plan Kitchen Living Diner
- Gardens Across All Aspects
- Immaculately Presented Throughout
- Double Garage & Two Driveways
- EPC- D



Manor Heath  
Copmanthorpe, York  
YO23 3UR

Asking Price £685,000

 5  3

Located in the popular residential area of Copmanthorpe, which is positioned to the south of York, is this immaculately presented detached home set on a wonderful corner plot with stunning views looking out to countryside fields. Ready to move into and making a wonderful family home due to its size and layout, this property benefits from the varied local amenities, schools and bus connections to the city centre and train station that Copmanthorpe has to offer.

Internally, the property offers a convenient porch which leads into the spacious entrance hall. Immediately to the left is the lovely reception room which benefits from windows on two aspects and a tall vaulted ceiling creating a bright and airy feel. At the end of the hall is the true hub of the home, the open plan kitchen living diner with a central island. Comprising an array of contemporary wall and base units, all of which are complimented by granite worktops, this space allows for plenty of storage as well as worktop space and includes a range of integrated appliances. Allowing light to flood through, this room benefits from numerous Velux windows, as well as expansive bi folding doors that look out onto the recently landscaped garden. Across the hall are two double bedrooms, a modern three piece shower room and an ensuite off the front bedroom. On the first floor are three well proportioned bedrooms, with the master bedroom benefitting from a range of built in storage, and a three piece family bathroom.

Externally is an immaculately presented and recently landscaped garden. Consisting of lawn along the left hand side of the property, which benefits from a south west facing aspect for afternoon and evening sun, the remainder of the garden has been beautifully landscaped with dark patio. Perfect for hosting, especially when the bi fold doors are open, the patio can be zoned into multiple seating areas.

