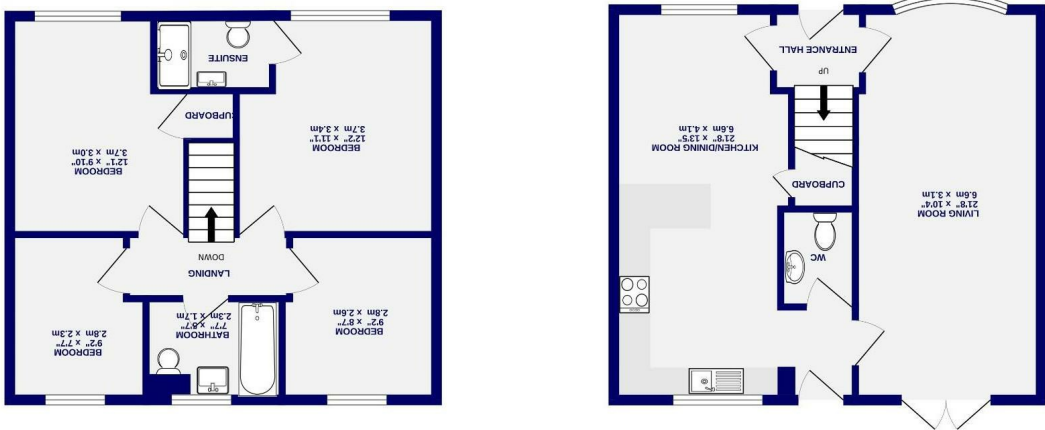


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 - C
- Garage
- Driveway
- Cul-de-sac
- Ensuite
- Village Location
- Dual Aspect Livingroom
- Kitchen/Diner
- Four Bedrooms
- Detached Home

Freehold
Council Tax Band - D

Bowyers Close Copmanthorpe, York YO23 3XW



GROUND FLOOR 514 sq.ft. (47.7 sq.m.) approx.
1ST FLOOR 501 sq.ft. (46.6 sq.m.) approx.

TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and dimensions 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.



Bowers Close
Copmanthorpe, York
YO23 3XW

Offers Over £450,000



A stunning four bedroom detached family residence nestled in a peaceful cul-de-sac to the edge of Copmanthorpe village. Close to a highly regarded school and York college, with easy access to village amenities, and the ring road for further afield travel. Bus routes are regular to York City Centre and surrounding areas.

The entrance hall to the property leads to the dual aspect kitchen diner with stylish grey units and complimenting wooden work surface and breakfast bar. The room is illuminated with natural light from the windows to the front and rear of the space. From the kitchen and downstairs w.c. is the equally light and airy living room with double French patio doors to the tranquil lush green garden, inviting you to alfresco dine or relax in the countryside ambiance.

The first floor has a house bathroom with white suite and opulent large window with built in blinds. Off the landing are four bedrooms. The elegant primary bedroom has a shower en-suite with a calm contemporary finish. The second double bedroom to the front of the property is a generous size and features useful built in storage. The two rear bedrooms over look the garden and beyond.

To the front exterior of the property is an inviting porch, parking for multiple cars on the neatly laid driveway and an elongated garage. To the rear is a patio area, laid lawn, and a shed tucked away.

In summary, a wonderful family home in a beautiful village location. Sure to appeal to a variety of discerning buyers, early viewing is highly recommended.

Council Tax Band- D

