

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.

College Road Copmanthorpe, York YO23 3US

Freehold
Council Tax Band - E

• NO ONWARD CHAIN

• Three / Four Bedroom Detached Home

• Generous Garden

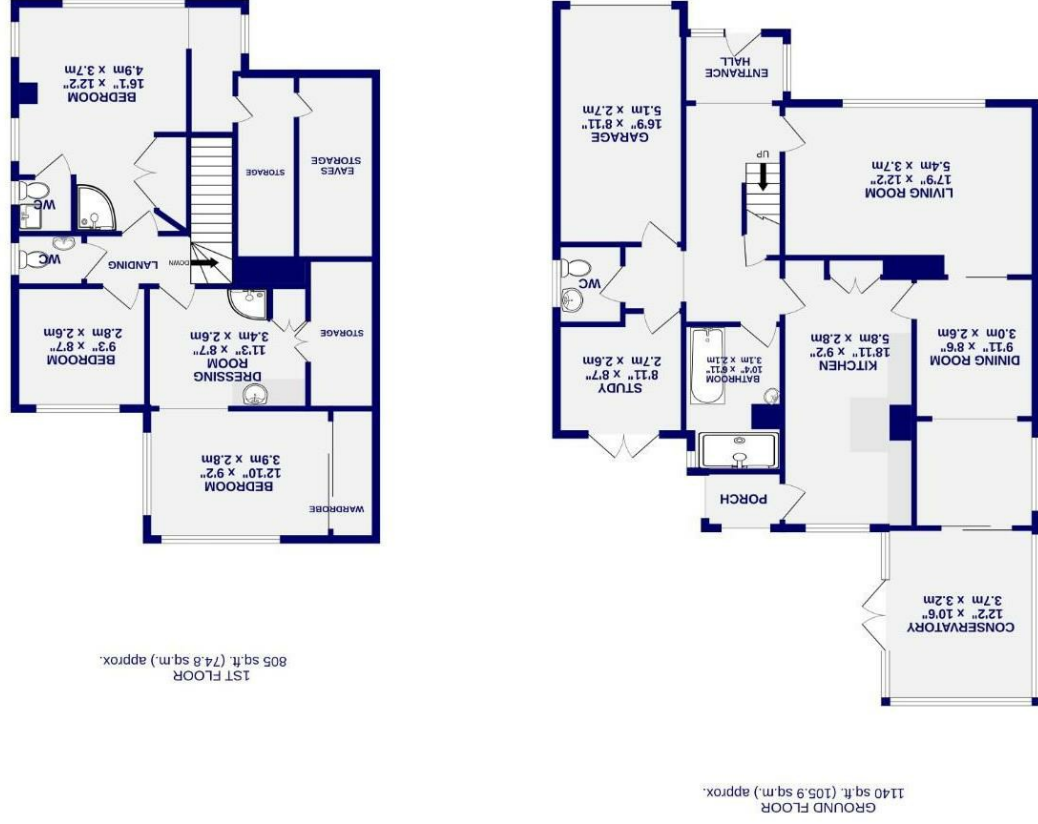
• Extended To The Rear

• Two Reception Rooms

• Driveway Parking & Garage

• Popular Village Setting

• EPC - D



College Road
Copmanthorpe, York
YO23 3US

Offers Over £500,000

 4  3

Located in the popular village of Copmanthorpe, which is positioned to the south of York, is this substantial and extended detached home. Situated on a generous plot with a long rear garden, this property has the potential to become a wonderful family home and offers just shy of 2000 SQFT of accommodation. Copmanthorpe is a popular residential area and offers a range of local amenities including convenience stores, eateries, schools, and regular connections to York City centre.

Internally the property comprises an entrance hall which leads into the substantial living room to the left, which benefits from a large window allowing light to flood. Through the glass sliding door is the extended dining room with a conservatory to the rear that overlooks the garden. As part of the extension, the kitchen has been lengthened to offer a range of storage through wall and base units as well as a casual dining area to the rear with a door out to the porch and garden. Back across the hall is a study with French doors leading out the patio as well as a family bathroom, WC and access into the garage.

On the first floor are three well proportioned bedrooms, with the master bedroom positioned to the front of the property offering its own en suite, integrated wardrobe and access into the deep eaves storage. Generous in size, the second bedroom also offers a dressing area with further eaves storage. The internal accommodation is completed by a WC on the first floor.

Set in a wonderful plot this property offers a substantial garden which comprises a range of flowers and plants as well as lawn and patio areas. Over various levels, this landscaped garden is a beautiful place to enjoy and is private in nature due to tall tree boundaries. The front of the property offers generous parking for multiple vehicles and a garage for storage or potential for further extension (subject to the relevant planning permissions).

Council Tax Band: E

