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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 property or that the property is in good structural condition or otherwise. Any areasurements, 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

- EbC-C
- Chain Free
- Large Corner Plot
- Utility Room & Garage
- Open Plan Living Kitchen
- Two Bathrooms & Cloakroom
  - Four Bedrooms Plus Study

    - Extended Detached Family

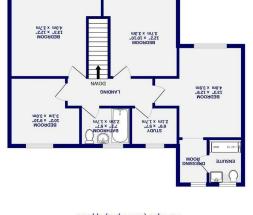
Freehold - Dax Band - D

YO23 3RU Copmanthorpe, York YO23 3RU









pe, York

GROUND FLOOR 734 sq.ft. (68.1 sq.m.) approx.



## Homefield Close Copmanthorpe, York YO23 3RU

£475,000



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We are pleased to offer this tastefully extended detached family house, occupying a superb corner plot with grounds to three sides. Situated on this sought after development, close to the heart of the popular village of Copmanthorpe.

The extension has provided for a master bedroom suite on the first floor and a garage and utility on the ground floor. The modifications have also included opening the kitchen and dining room to provide a fantastic family space with a recently fitted kitchen and bi fold doors leading to the rear.

On the first floor are four bedrooms, the master having an ensuite and a fifth bedroom/office. The corner plot allows additional garden space which has been utilised as a hard-standing for caravan or additional parking.

A great family house priced at a most realistic figure. Offered with no onward chain.

Council Tax Band - D



















