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GROUND FLOOR  
864 sq. ft. (80.2 sq.m.) approx.

SUN ROOM  
16'5" x 9'10"

BEDROOM  
14'0" x 9'7"

BEDROOM  
10'1" x 9'6"

BATHROOM  
6'2" x 5'7"

LIVING ROOM  
21'8" x 10'6"

KITCHEN/DINER  
18'4" x 9'6"

5.6m x 2.9m

4.3m x 2.9m

3.1m x 2.9m

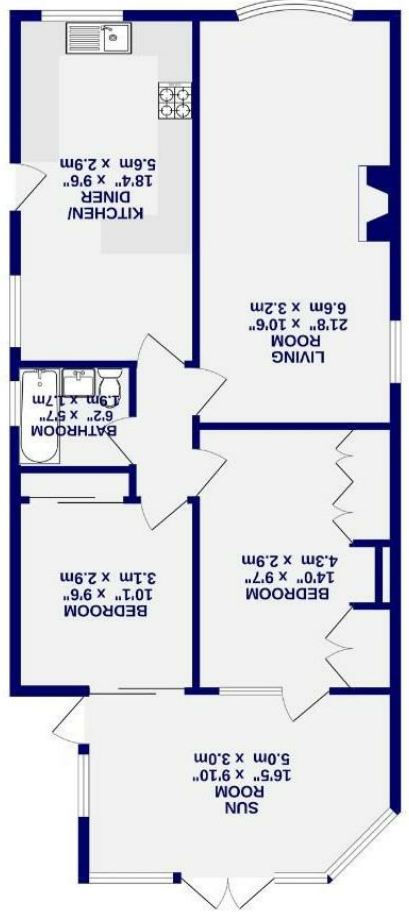
6.6m x 3.2m

5.0m x 3.0m

4.3m x 1.7m

864 sq. ft. (80.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the location, measurements of rooms and area, floor area and to report on the condition of the property, the vendor, agent and Ashtons accept no liability for any inaccuracies or omissions. The floor area and measurements 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.



# Farmers Way Copmanthorpe, York YO23 3XX

- Freehold
- Council Tax Band - D
- Detached Bungalow
- Two Bedrooms
- Modern Kitchen / Diner
- Front & Rear Gardens
- Driveway Parking & Detached Garage
- Sought After Location
- EPC D





Farmers Way  
Copmanthorpe, York  
YO23 3XX

£325,000



This beautifully renovated two-bedroom detached bungalow is nestled in a peaceful residential development in the highly sought after village of Copmanthorpe, just south of York. Known for its strong community spirit and a variety of local amenities, Copmanthorpe offers pubs, a sports club, restaurants, and shops, making it a perfect place to call home.

The accommodation features a modern, open-plan kitchen/diner with sleek white units, quartz worktops, and integrated appliances. The spacious living/dining room is both bright and cosy, thanks to large windows and a charming cast iron gas stove. To the rear, you'll find two well-proportioned double bedrooms, both with fitted wardrobes, and a stylish family bathroom with a three-piece suite. Additionally, a large garden room at the back provides lovely views over the landscaped garden.

Externally, the property boasts a private, landscaped rear garden with mature borders, a decked seating area, and a pergola, perfect for outdoor entertaining. There is also a detached garage and a low-maintenance front garden with driveway parking. This home is sure to attract a variety of discerning buyers, and early viewing is highly recommended.

Council Tax Band- D

