



Ashtons

Ploughmans Close, Copmanthorpe, York, YO23 3YG

Ploughmans Close  
Copmanthorpe, York  
YO23 3YG

£380,000



A four bedroom detached family home, situated in the highly sought-after village of Copmanthorpe. Located on Ploughman's Close, a quiet residential street, the property is just a ten-minute walk from the village centre. Copmanthorpe offers excellent schooling, easy access to the A64, and convenient connections to both Leeds and York city centre, making it an ideal place to call home.

The property features a spacious and open-plan layout. The entrance hallway leads to a versatile living area, previously divided into three separate rooms: a front living room with a bay window, a central dining room, and a rear sitting room with sliding doors opening onto the garden. The modern kitchen is fitted with sleek white slab units, solid wood worktops, and a range of integrated appliances, creating a stylish and functional space for family living.

On the first floor, there are four bedrooms, three of which are doubles, with the fourth serving as an office or nursery. This level is completed by a separate shower room and a modern three-piece family bathroom.

Externally, the property offers a front garden with a driveway, providing off-street parking, as well as a detached garage. The rear garden enjoys a southeast-facing aspect, complete with a raised decking area perfect for outdoor relaxation.

Council Tax Band- D



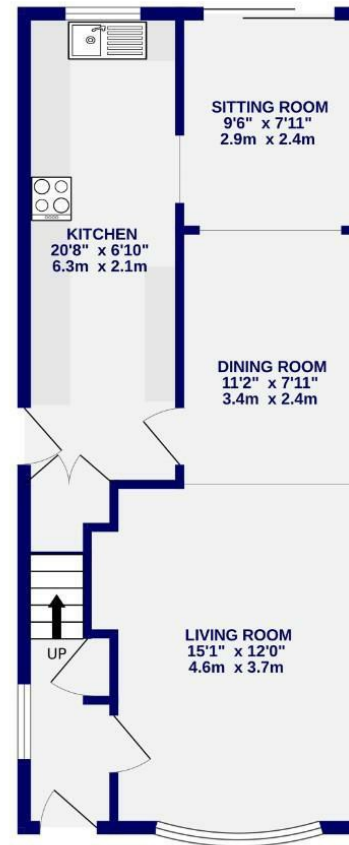


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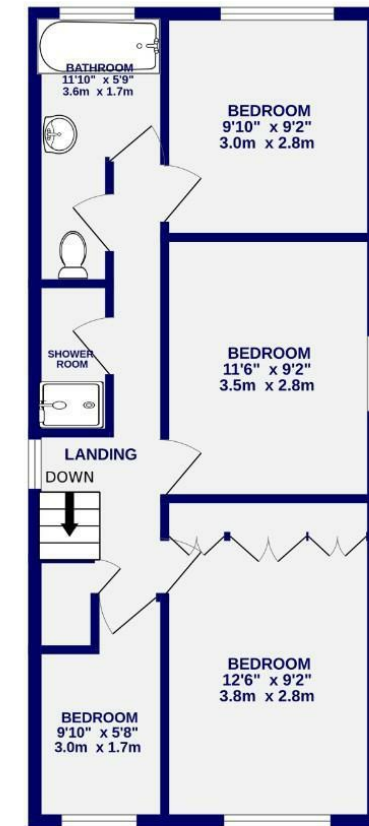
Freehold  
Council Tax Band - D

- Detached House
- Modernised Throughout
- Four Bedrooms
- Open Plan Living Space
- Driveway Parking & Garage
- South East Facing Rear Garden
- EPC D

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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