



Wilstop Farm Road
Copmanthorpe, York
YO23 3RY

£595,000



Located in the sought after village of Copmanthorpe is this substantial four bedroom detached home, situated on a generous plot. A much-loved home for many years, this property has been updated by the current and original owner with a no-expense-spared approach and is ready to move into. Copmanthorpe is located to the south of York and benefits from a variety of local amenities, including shops, a post office, a pharmacy, a café, a pub, and regular commuter links to York city centre. It is also a short drive from the A64 and A1(M) for travel further afield.

Internally, the property offers an entrance hall leading to the reception room at the front of the property. Solid wood flooring, along with the charming wood-burning stove, creates a lovely, cosy atmosphere for evenings. The true hub of the home is the open-plan, extended kitchen, living, and dining area. The kitchen has been upgraded to the highest quality and offers a range of modern navy-blue wall and base units, all complemented by thick Quartz worktops. Within this space are a range of top-of-the-line integrated appliances and well-thought-out cupboard spaces with soft-close unit doors. Adjacent is the ample utility room, with further units for additional storage, as well as freestanding white goods. This family room is bathed in natural light throughout the day, thanks to a skylight and generous bi-folding doors that lead out to the decking. Conveniently, there is another reception room off this space, which could be used as a formal dining room or home office. The ground floor accommodation is completed by the ground floor W.C.

Upstairs are four well-proportioned bedrooms, with the master bedroom enjoying a three-piece en-suite bathroom, in addition to the family bathroom accessed off the landing.

Occupying a spacious plot, this property offers a beautifully landscaped garden to the rear, mainly consisting of lawn, as well as raised decking, patio, and flower bed areas.

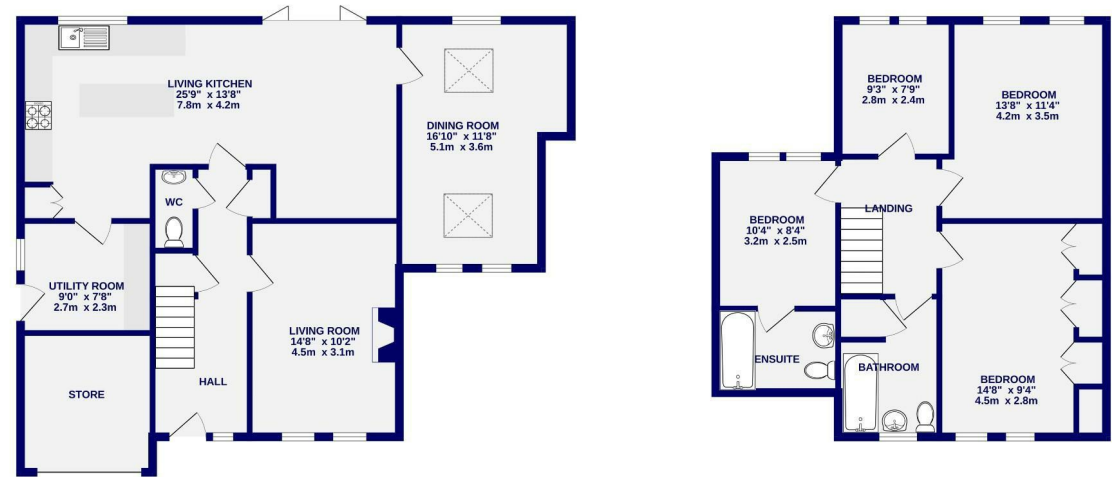




Wilstrop Farm Road Copmanthorpe, York YO23 3RY

Freehold
Council Tax Band - D

- Detached Family Home
- Four Bedrooms
- Extended & Open Plan Kitchen Living Diner
- Stunning Kitchen Units & Quartz Worktops
- Utility Room & W.C
- Front & Rear Garden
- Popular Village Setting
- EPC - B



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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/stores 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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