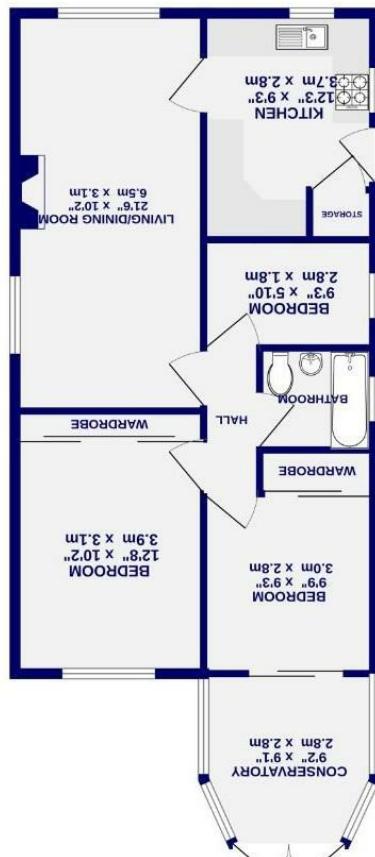


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement 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 details with the vendor.

These measurements are approximate and should be used 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Particulars of property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



766 sq ft (71.1 sq m) approx

Loriners Drive, Copmanthorpe, York YO23 3XY

Freehold Council Tax Band - D

- Three Bedrooms

- Garden Room

- Driveway & Garage

- Popular Residential Area

- Ready To Move In

- Well Presented Throughout

- EPC - D



Loriners Drive
Copmanthorpe, York
YO23 3XY

£325,000

 3  1

Located in the popular residential area of Copmanthorpe, to the south of York, this well presented three bedroom detached bungalow sits on a private plot surrounded by trees. Immaculately maintained by the current owner, the property is move in ready. Copmanthorpe offers a range of local amenities, including shops, eateries, a GP surgery, and excellent commuter links to York city centre and beyond.

Internally, the property features a modern fitted kitchen comprising a range of wall and base units that provide ample integrated storage, including a built in pantry with automatic lighting. The sleek worktops offer plenty of preparation space and complement the stylish splashback. Adjacent to the kitchen is a generous reception room with a large front facing window, allowing natural light to flood the space.

At the rear of the property are two double bedrooms, both with built in storage, a single bedroom, and a modern three piece family bathroom. Overlooking the well maintained rear garden, the delightful garden room enjoys windows on three sides, creating a bright and serene space.

Externally, the property boasts ample driveway parking to the front and side, leading to a single garage with power. The rear garden features a mix of lawn, patio, and flower bed areas, alongside a convenient storage shed.

In summary, this is a wonderful bungalow situated in a sought after residential area. An early viewing is highly recommended.

Council Tax Band- D

