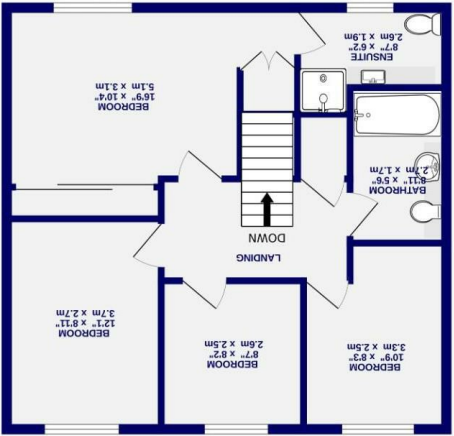


# Dykes Lane Copmanthorpe, York YO23 3YT

Freehold  
Council Tax Band - E

- Detached Family Home
- Separate Annex
- Beautifully Presented Throughout
- Family Bathroom, Ensuite & W.C
- Generous Plot
- Ideal Family Home
- Popular Residential Area
- EPC TBA



While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of the rooms and any other areas 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. 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.

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Dykes Lane  
Copmanthorpe, York  
YO23 3YT

£565,000

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Located in the highly sought after village of Copmanthorpe, just south of York, this substantial detached family home offers versatile living space, perfect for multigenerational households. The current owners have thoughtfully converted the double garage into a self contained annex, providing additional accommodation. Copmanthorpe is a popular village with a range of amenities, including shops, eateries, schools, and excellent bus connections to York city centre.

Internally, the property features a welcoming entrance hall leading to a bright and spacious open plan reception area. This versatile space is flooded with natural light throughout the day, thanks to large windows at both the front and rear. The dining area seamlessly connects to a stunning modern kitchen, fitted with a range of contemporary wall and base units, complemented by stylish worktops. A variety of integrated appliances are included, with additional space for further white goods. For added convenience, there is also a separate utility room. The ground floor further benefits from a third reception room, ideal as a home office, and a cloakroom.

Upstairs, the first floor comprises four well proportioned bedrooms. The principal bedroom, positioned at the front, enjoys the luxury of a modern ensuite shower room, while a stylish three piece family bathroom serves the remaining bedrooms.

Occupying a sought after plot with open countryside views to the rear, the property boasts an expansive and private rear garden. The converted double garage has been transformed into a fantastic self contained annex, complete with a spacious double bedroom, ensuite shower room, and an open plan kitchen, living, and dining area with French doors opening to the garden.

To the front, ample driveway parking is available, leading to the quiet cul de sac setting, making this an ideal home for families seeking space, privacy, and convenience in a desirable village location.

Council Tax Band- E

