

property on behalf of the vendor.

- ## Council Tax Band - D

Y023 3RZ



Wilstop Farm Road
Copmanthorpe, York
YO23 3RZ

£465,000

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Located in the sought-after residential area of Copmanthorpe, to the south of York, this well presented detached family home offers spacious living in a popular village setting. The property enjoys convenient access to a range of amenities, including shops, eateries, and well regarded schools, while York city centre and the train station are easily reached via public transport.

Internally, the home is accessed via an entrance hall, with a cloakroom positioned to the right. At the front of the property is the first of two reception rooms, featuring a large bay window that floods the space with natural light. Opposite, the stylish kitchen/breakfast room is fitted with a range of wall and base units, providing ample storage and worktop space. A central kitchen island offers additional workspace and casual dining. To the rear of the property is the second reception room, currently used as a sunroom, which benefits from dual-aspect windows creating a bright and airy living area. This space also offers access to the single garage, which is equipped with power.

Upstairs, the property features four well proportioned bedrooms, three of which include built-in wardrobes. The master bedroom is served by a modern en-suite shower room, while a contemporary four-piece family bathroom completes the accommodation.

Externally, the property sits on a generous plot with a spacious rear garden, mainly laid to lawn and enclosed by tall fencing for privacy. Multiple patio areas provide ideal spaces for outdoor seating and entertaining, with a pergola-covered area equipped with power for heating—perfect for year-round use. To the front, there is low-maintenance, driveway parking, which leads to the single garage featuring an electric roller door.

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