

- Freehold
- Council Tax Band - F
- Substantial Detached House
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Fantastic & Established Rear Garden
- Garage & Driveway
- No Onward Chain
- EPC TBC

The floor plan illustrates a house layout with the following dimensions:

- DINING ROOM:** 4.8m x 4.4m
- LIVING ROOM:** 5.2m x 12.10m
- SITTING ROOM:** 3.3m x 3.1m
- KITCHEN:** 3.4m x 3.0m
- BREAKFAST ROOM:** 1.79 x 1.65m
- ENTRANCE HALL:** 3.4m x 3.0m
- STAIRS:** 1.17 x 1.15m
- WC:** 0.85 x 0.65m
- STORAGE:** 0.85 x 0.65m
- GARAGE:** 4.9m x 2.6m
- OUTSIDE:** 13.0 x 8.6m

772 sq. ft. (71.8 sq. m.) approx.

1293 sq. ft. (120.1 sq.m.) approx.

St. Nicholas Crescent  
Coppenthalope, York  
YO23 3UZ



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£625,000

 5  2

Located in the sought-after village of Copmanthorpe, to the south of York, is this substantial detached family home. Occupying a generous plot with a beautiful south-facing garden to the rear, this property offers a fantastic opportunity for any family looking to upsize into their forever home.

The property is entered through a wide and welcoming hallway, which leads into a spacious reception room positioned at the rear, overlooking the garden. This light-filled space enjoys bi-fold doors opening directly outside, as well as internal French doors connecting it to the sitting room, creating flexibility for open plan living. The generous kitchen diner provides ample worktop space, extensive storage, and plenty of room for a family dining table. Completing the ground floor is an impressive side extension, which forms a third reception area, along with a convenient ground floor WC.

To the first floor are five well-proportioned bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom.

Externally, the property boasts an exceptional south-facing garden, enjoying an elevated and private position with far-reaching views over open countryside. Lovingly maintained by the previous owners, it features lawns, patios, established flowerbeds, and a variety of fruit trees. To the front, there is ample driveway parking, a single garage, and several useful outbuildings providing additional storage.

Homes of this size and quality in Copmanthorpe rarely come to market. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band F  
EPC D

