



WISHART
ESTATE AGENTS

36 Top Lane
Copmanthorpe
York
YO23 3UJ

£625,000

- Traditional semi-detached
- Five bedrooms
- Multifunctional layout
- Characterful interior
- Lawned rear garden
- Double garage with potential
- Popular village location
- Walking distance of school & village amenities



Wishart Estate Agents are delighted to present to the open market this traditional and highly unique 1930's semi-detached home, in the sought-after village of Copmanthorpe, York. The flexible and characterful internal accommodation is sure to appeal to a number of purchasers. Externally, the property boasts a corner plot with walled, lawned rear garden and double garage.

The original features and distinctive character fuse perfectly with modern upgrades such as: new gas fired central heating system, ground floor cloak room/WC and it has been extended over the double garage creating a 5th bedroom if required, including an ensuite shower. The perfect mix of individual style and practicality.

The layout will suit many, including those who work from home, require a hobbies area or indeed annex potential for additional or a growing family.

The location is ideally suited for the local village Primary School, bus stops and vast array of amenities within this popular village. Copmanthorpe enjoys easy commuter links via car, bike and public transport to the history City Of York and York Train Station.

Entrance to the property can be gained one of two ways. Traditionally, by the front door, below a recently re-roofed porch, to a spacious entrance, large enough for coats and shoe storage or even a pushchair. Alternatively,

more convenient to the driveway, is the stepped side entrance via the kitchen. From the front of the property, the tiled entrance opens to a central hallway with stairs leading up to the first floor, the practical quarry tile flooring continues through to the kitchen, ideal for this high traffic area of the home.

To the front and rear of the property one will find characterful reception rooms. Alternated by the current owners depending on the time of year, both feature timber flooring in warm tones and abundance of unique charm to include feature fireplaces, a bay window to the front and patio doors to the rear. The flexibility of these rooms allows for multifunctional use to the owner's choice. Worthy of note, is the

fireplace in the rear reception room which is believed to have been reclaimed from the Archbishops Palace! Fancy yourself as the owner of your own palace as you cosy up around the fireplace in winter, there's even a servant's bell to call your attentive staff.

The kitchen features a range of warm tone, timber base and wall units, a Rangemaster dual fuel stove, traditional ceramic sink below a window to the front elevation and space for a fridge-freezer. The kitchen has a useful pots and pans cupboard housing the recently replaced, gas fired, combi boiler. Double doors open from the kitchen to the side garden providing a perfect al fresco dining space in the warmer months.

Stepping down from the kitchen to the garage, is a useful ground floor cloakroom which has been added featuring low level WC and wash hand basin. An extractor fan and tiled flooring complete this practical space.

Above the garage and accessed from the staircase in the kitchen, a multifunctional room with Velux windows and an ensuite shower room has been added. This would make a perfect home office, gym, 5th bedroom, teenage space or even, with the required consent, converted along with the garage into a separate annex.

Heading back to the entrance, the stripped pine doors, window frames and main staircase contrast perfectly with warm tone quarry tiled flooring adding further to the warmth and charm of this home.

The first-floor landing is naturally lit by a window to the side elevation the warmth of the natural timber doors and flooring continue and lead to the bedrooms and bathrooms.

Bedroom one, located to the front of the property, is a good size double room boasting a large bay with leaded windows, feature fireplace, alcoves, picture rails and timber flooring. The neutral French chic look is perfect for this relaxing room.







Bedroom two, located to the rear of the property is another good size double bedroom with an abundance of character. Again, features include a fireplace, picture rails and stripped windowsills and flooring. A handy storage cupboard has been added to the under stairs space.

The bathroom boasts a claw foot, roll top bath, toilet and sink all in keeping with the era of the property. There is also a double shower tray with sliding glass screen and aqua boarding. Two windows to the side elevation add further character to the room.

Bedroom four is located to the front of the property. This single bedroom, currently used as an office, has exposed timber flooring, a picture rail and a leaded window to the front elevation.

The attic bedroom, reminiscent of a New York loft, features exposed timber trusses, and brick wall, three roof windows and industrial piping balustrades. Storage can be found under the eaves. In true New York apartment style, there is space for a low-level double bed below the eaves.

Externally, enjoying a corner plot, the property has a lawned frontage and side garden with established trees and shrubs adding interest, privacy, and colour. The side garden has ample space for a coffee table off the kitchen and steps down to the block set driveway and double garage. Double gates open to the rear garden for additional parking, the current owners keep their VW Camper here. The walled, rear garden is mainly laid to lawn with a paved seating area and a summer house with external electrical supply points. A reclaimed stone patio connects the garden to the property via railway sleeper steps up to the rear reception room.



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 721 SQ FT / 67.01 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 908 SQ FT / 84.36 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 344 SQ FT / 31.96 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1973 SQ FT / 183.33 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

York City Council

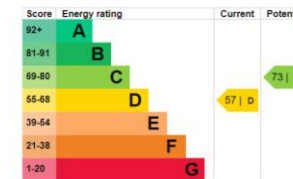
DIRECTIONS

Leave the A64 at the Askham Bar exit, signposted for York SW, and follow the signs and lane for Copmanthorpe. Continuing along Tadcaster Road, leading into the village and passing under the flyover, the road becomes Top Lane. Go past Smithson Court on your right hand side, and number 36 can be located on the left hand side of the road, easily identified by a Wishart Estate Agents For Sale flag.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

