Millers Croft
Copmanthorpe, York
YO23 3TW

Freehold
Council Tax Band - D

- No Onward Chain
- Rear Extension
- Downstairs WC & Upstairs Bathroom
- Garage & Driveway
- Well Presented Throughout
- Great Amenities Nearby
- Detached Family Home
- Popular Residential Village
- EPC D

TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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£425,000

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Located in the highly sought-after village of Copmanthorpe, to the south-west of York, is this well-maintained three-bedroom detached home, offering spacious accommodation, a delightful rear garden and the added benefit of no onward chain.

The property is approached via a driveway providing off-street parking, with a useful carport leading to a larger-than-average garage with power, lighting and an electric roller door. A low-maintenance front garden adds to the attractive kerb appeal.

Internally, the accommodation opens with a welcoming entrance hall providing access to the principal ground floor rooms, a useful understairs storage cupboard, stairs to the first floor and a modern two-piece WC. To the front of the property is a well-appointed kitchen fitted with a range of wall and base units with complementary work surfaces, integrated appliances including a fridge and dishwasher, and space for informal dining. Underfloor heating adds a practical touch.

To the rear of the property is a spacious open-plan living and dining room, offering excellent proportions for both everyday living and entertaining. A feature gas fire creates a focal point, while double doors open through to the impressive garden room. This bright and versatile space benefits from underfloor heating, a striking roof lantern and double doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The accommodation is completed by a contemporary shower room fitted with a walk-in shower, vanity wash basin and WC.

Externally, the rear garden has been thoughtfully landscaped and offers a combination of lawn, gravelled borders, mature shrubs and two separate patio seating areas, making it an ideal space for relaxing or entertaining. Gated side access provides additional convenience.