



College Road, Copmanthorpe, York

£495,000

**Stephensons**  
estate agents & chartered surveyors

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College Road,  
York YO23 3US

Est. 1871

£495,000

Positioned within the highly regarded village of Copmanthorpe, this detached home offers generous and versatile accommodation, now presenting an excellent opportunity for a new owner to update and create a long-term family home. Offered to the market with no onward chain, the property occupies a pleasant setting and combines strong fundamentals with clear potential.

Internally, the layout is well balanced and typical of a home that has been thoughtfully extended over time. To the ground floor, a spacious sitting room provides the main living space, while a separate dining room connects through to the conservatory at the rear, creating a natural flow and offering scope to reconfigure into a more contemporary open-plan arrangement if desired. The kitchen sits centrally within the home and, while functional, would benefit from modernisation, presenting an ideal opportunity to redesign the space to suit modern living.

Also to the ground floor is a useful study, ideal for those working from home, alongside a cloakroom and internal access through to the garage, adding to the overall practicality. To the first floor, three well-proportioned bedrooms are arranged around a central landing, including a generous principal bedroom with en suite. The remaining bedrooms are served by a family bathroom.

As with the ground floor, the accommodation is well maintained but would now benefit from updating, allowing buyers to put their own stamp on the property. Externally, the



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps  
download speed  
EPC Rating: D - 63  
Council Tax: E - City of York  
Current Planning Permission: No current valid  
planning permissions

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\*Download speeds vary by broadband providers  
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property enjoys a good-sized plot with gardens to the rear,  
offering a blank canvas for landscaping or extension (subject  
to the necessary consents). A driveway and garage provide  
off-street parking and storage.

Copmanthorpe is widely regarded as one of York's most  
desirable villages, offering the ideal balance between village  
living and city convenience. Situated approximately four miles  
south-west of York, it provides easy access to the city centre  
as well as the A64 for wider commuting. The village itself has a  
strong sense of community and a wide range of local amenities  
including shops, pubs, a primary school and sports clubs,  
making it particularly popular with families. Surrounded by  
open countryside yet well connected, it remains a  
consistently sought-after location.

Overall, this is a well cared for home in a prime village setting,  
offering spacious accommodation and clear scope for  
improvement; ideal for buyers looking to modernise and add  
value over time.

## Partners:

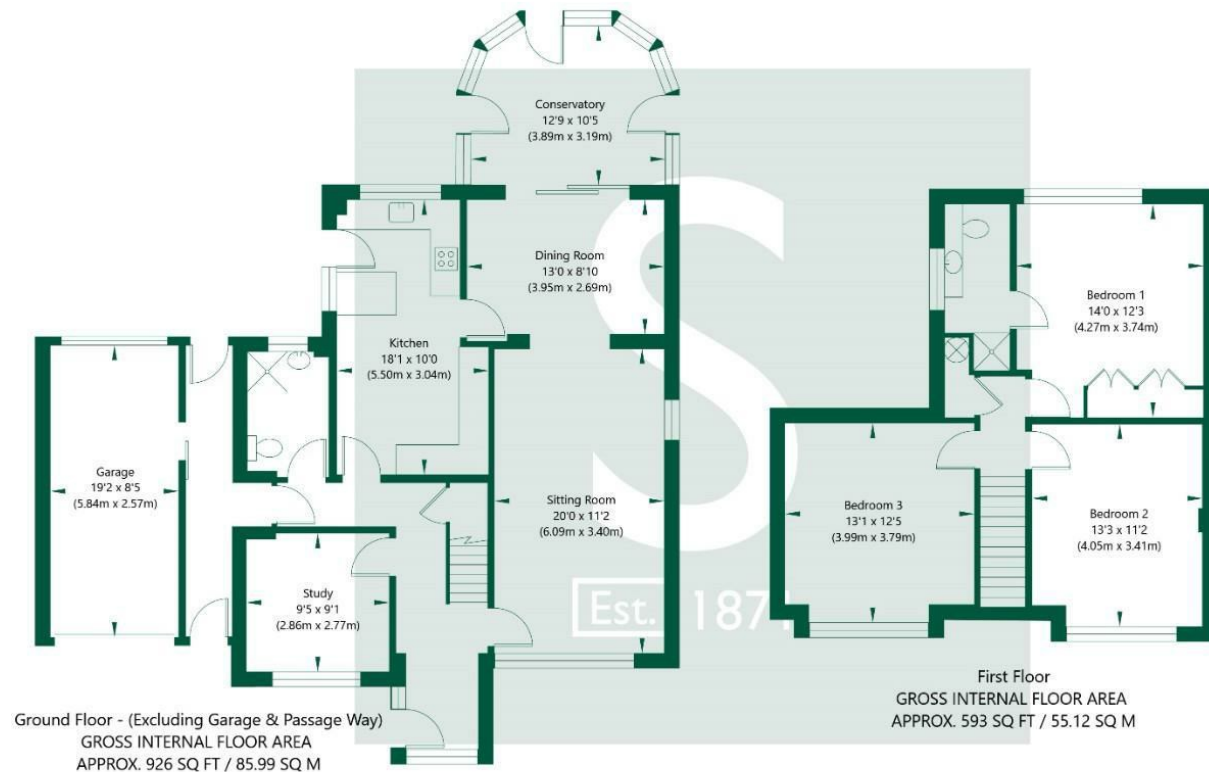
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College Road, York, YO3 3US



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1519 SQ FT / 141.11 SQ M - (Excluding Garage & Passage Way)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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