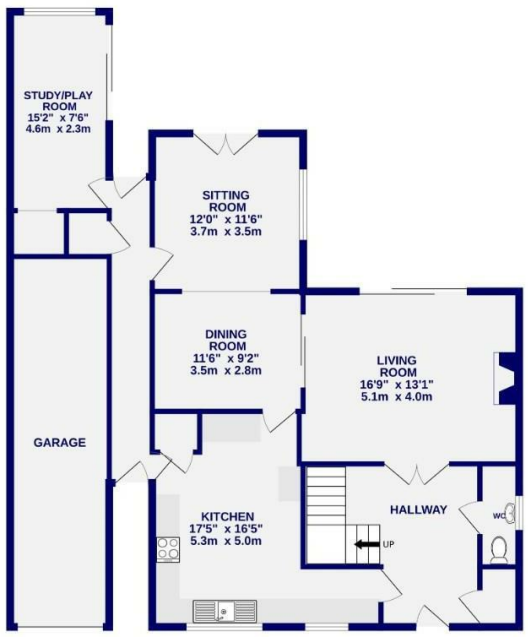
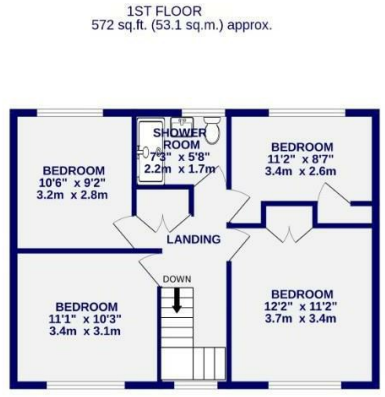


St. Nicholas Crescent
Copmanthorpe, York
YO23 3UZ

Freehold
Council Tax Band - E

- Detached Family Home
- Four Bedrooms
- Extended
- South Facing Rear Garden
- Driveway & Garage
- Wonderful Potential
- No Onward Chain
- EPC E





TOTAL FLOOR AREA : 1845 sq.ft. (171.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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£475,000

4 2

Located in the highly sought-after village of Copmanthorpe, just to the south of York, this much-loved and extended family home is offered to the market with no onward chain. Occupying a generous plot, the property presents an excellent opportunity for a growing family, with spacious accommodation throughout and further potential for enhancement. Copmanthorpe is a well-regarded village offering a range of local amenities including shops, eateries, regular transport links, and convenient access to the outer ring road.

Internally, the property opens into a spacious central hallway which provides access to the principal living room at the rear, featuring patio doors that open out onto the garden. In addition, there are two further reception rooms offering flexibility for dining, home working or additional living space. The fitted kitchen is accessed via the dining room and offers a range of wall and base units, along with ample worktop space. To the rear of the property, forming part of a previous garage extension, is a versatile additional room which could be used as a studio, playroom or third reception space, accessed via an inner hallway.

To the first floor are four well-proportioned bedrooms, two of which benefit from built-in storage, along with a recently updated shower room. Externally, the property enjoys a generous south-facing rear garden which is mainly laid to lawn, complemented by mature planting, established flowerbeds and hedge boundaries that provide a high degree of privacy. To the front, there is a further lawned garden, driveway parking for multiple vehicles, and a double garage with power, offering excellent scope for further development or conversion, subject to the necessary permissions.

This is a fantastic opportunity to acquire a spacious family home in a popular village location, and early viewing is highly recommended.



















