



5 Lynwood Avenue
Copmanthorpe, York YO23 3SP

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£525,000

This impressive four-bedroom semi-detached home offers an excellent blend of modern family living, space, and comfort. At the heart of the home is the bright and spacious kitchen diner, providing a fantastic social space for family life, complete with bi-fold doors that open onto an attractive, well-maintained private garden — perfect for entertaining or relaxing outdoors.

The property also features a spacious, cosy lounge, offering a warm and inviting space to unwind, along with the added convenience of a downstairs WC.

Upstairs, there are four well-proportioned bedrooms, offering excellent versatility for growing families, home working, or guest accommodation. The stylish family bathroom is finished with a contemporary dual-sink vanity, adding a touch of modern luxury and practicality to everyday living.

Externally, the property benefits from a driveway and garage, providing valuable off-street parking and additional storage space.

EPC Rating
Council tax band D

Entrance Hallway

Composite door. Door to further rooms. Door to cupboard which also houses the fuse board. Radiator. Stairs to first floor.

Cloakroom

5'11 x 2'11 (1.80m x 0.89m)

Fitted with a two piece suite comprising; Wash hand basin and toilet. Radiator. Opaque UPVC window.

Open plan kitchen

16'0 x 11'1 (4.88m x 3.38m)

A bright and spacious kitchen diner with aluminium bi-fold doors leading out into the garden.

The kitchen area has fitted wall and base units and coordinated worktops and peninsula with seating. Built in washing machine, dishwasher two fridges and two freezers. Additionally a built in double oven, induction hob with extractor hood above. Radiator and UPVC window. Part glazed composite door to the side elevation.

Open plan dining area

21'2 x 10'7 (6.45m x 3.23m)

UPVC sky lantern. Tall radiator. Door to the lounge.

Lounge

19'9 x 11'4 (6.02m x 3.45m)

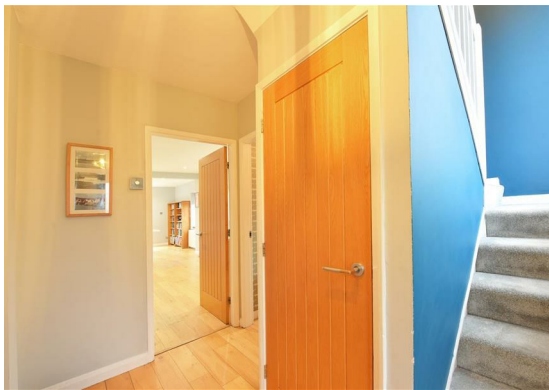
With UPVC window. Radiator. Gas fire with surround and hearth.

Stairs to first floor

With large UPVC window.

First floor landing

With timber velux. Radiator. Loft hatch. Doors to further rooms.





Bedroom One
11'5 x 10'11 (3.48m x 3.33m)
With UPVC window. Radiator.

Bedroom Two
11'4 x 8'8 (3.45m x 2.64m)
With UPVC window. Radiator.

Bathroom
7'2 x 7'0 (2.18m x 2.13m)
Fitted with three piece suite comprising; bath with shower over, dual sink with vanity unit and toilet. Opaque UPVC window. Tall radiator.

Bedroom Three
11'4 x 10'8 (3.45m x 3.25m)
With UPVC window. Radiator.

Bedroom Four
9'5 x 7'5 (2.87m x 2.26m)
With UPVC window. Radiator.



Outside
To the front of the property, a block-paved driveway provides ample off-street parking and leads directly to the garage. The front garden is predominantly laid to lawn, complemented by low-level planted borders that enhance the property's kerb appeal.

The garden to the rear is mainly laid to lawn and features raised planted borders with established shrubs, creating an attractive and well-maintained outdoor space. A raised decking area provides the perfect setting for outdoor seating and entertaining.

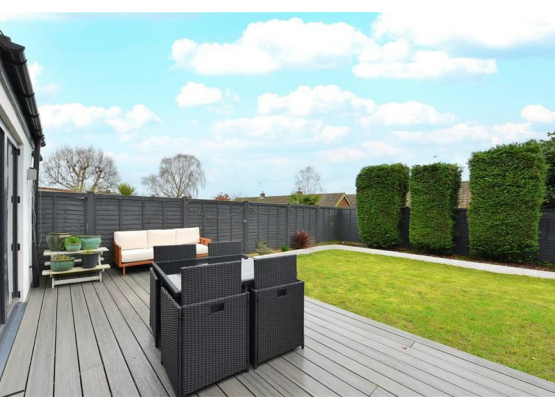
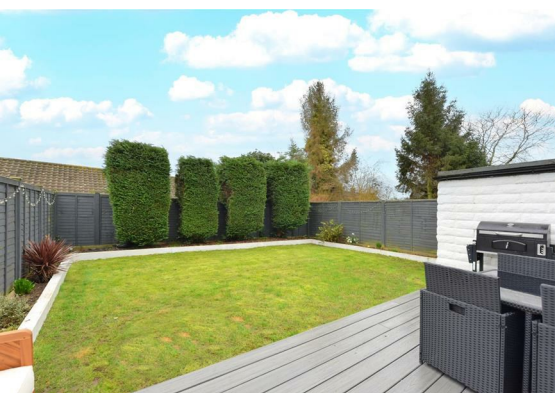
The outdoor space enjoys a good degree of privacy and is not overlooked, and there is also convenient side access to the garage.

Garage
With timber doors. Laid on with power and light. UPVC side access door to the rear garden.

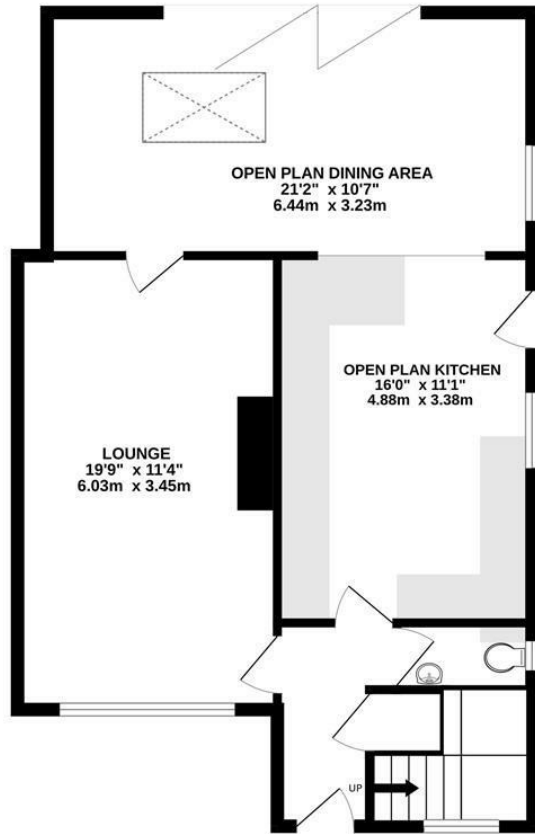
Material Information
This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is D. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a combi boiler which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

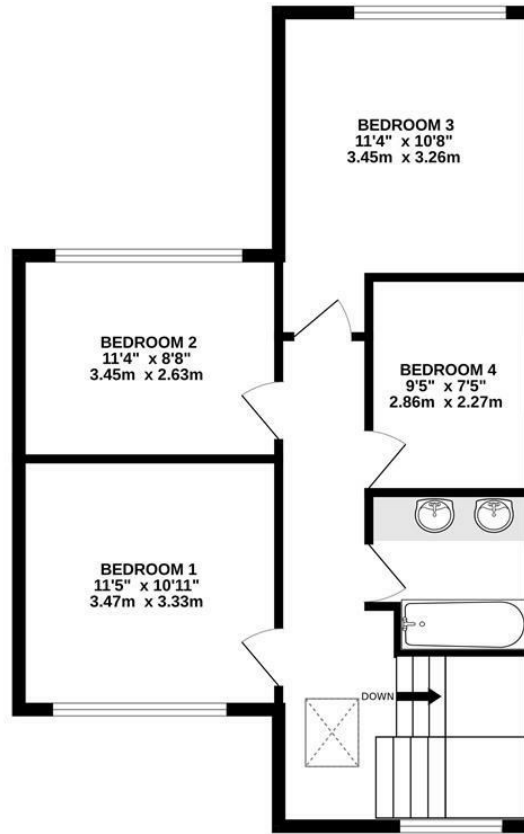
Anti - Money Laundering Compliance
We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



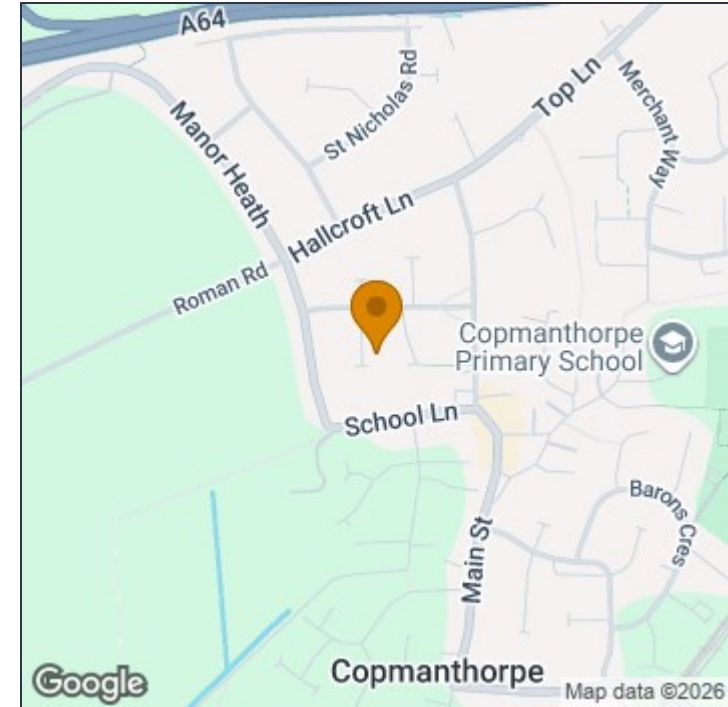
1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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