Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

20 Flaxman Croft Copmanthorpe

York, YO23 3TU

£350,000

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Churchills are now in receipt of an offer for the sum of £370,000 for 20 Flaxman Croft. Anyone wishing to place an offer on the property should contact Churchills Estate Agents on 01904 646611 before exchange of contracts.

FINANCE AVAILABLE SUBJECT TO STATUS.
In need of modernisation A fantastic opportunity to acquire this four-bedroom detached home situated in the highly sought-after village location of Copmanthorpe, offering convenient access to York City Centre, local amenities and excellent transport links for commuting further afield.

While the property is in need of modernisation, it offers potential for buyers to update and personalise the space, creating a superb long-term family home in one of York's most desirable village locations.

The property is entered via a welcoming entrance hall, which benefits from a side window allowing light to flow through the space. From here, the accommodation opens into a generous and well-proportioned lounge, providing a comfortable living area ideal for relaxing or entertaining guests.
To the rear of the property is an extended kitchen diner, offering an excellent amount of worktop and cupboard space along with ample room for dining. The ground floor accommodation is further complemented by a useful utility room & study, providing additional storage and laundry space, as well as a convenient downstairs WC & store room.

To the first floor, the property offers four well-sized bedrooms, making it ideal for growing families or those requiring additional space for home working. The principal bedroom benefits from its own
en-suite room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a low-maintenance front garden with a driveway providing off-street parking for two vehicles. To the rear is a landscaped garden with a desirable south-east facing aspect, providing an excellent outdoor space for relaxing, entertaining or family use.

Hallway

Lounge
15'2" x 11'8" (4.64m x 3.58m)

Kitchen
14'11" x 10'6" (4.57m x 3.22m)

Conservatory
15'0" x 9'7" (4.58m x 2.94m)

Study
7'11" x 7'8" (2.43m x 2.36m)

Utility Room
8'2" x 3'11" (2.51m x 1.21m)

Downstairs WC

Master Bedroom
16'3" x 7'8" (4.97m x 2.36m)

En-Suite
7'7" x 3'4" (2.32m x 1.04m)

Bedroom 2
14'6" x 8'11" (4.44m x 2.74m)

Bedroom 3
11'2" x 8'9" (3.42m x 2.69m)

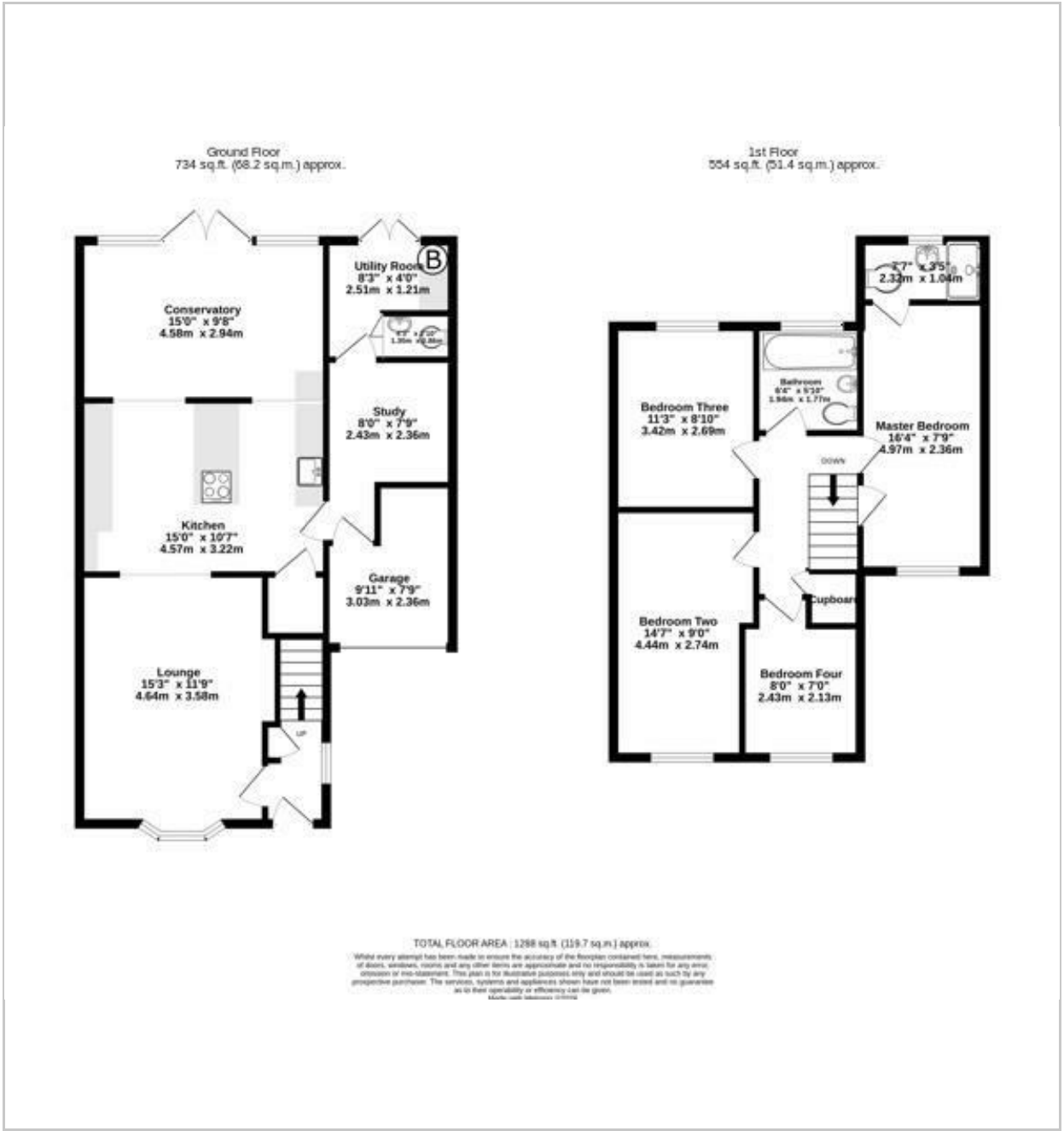
Bedroom 4
7'11" x 6'11" (2.43m x 2.13m)

Bathroom
6'4" x 5'9" (1.94m x 1.77m)

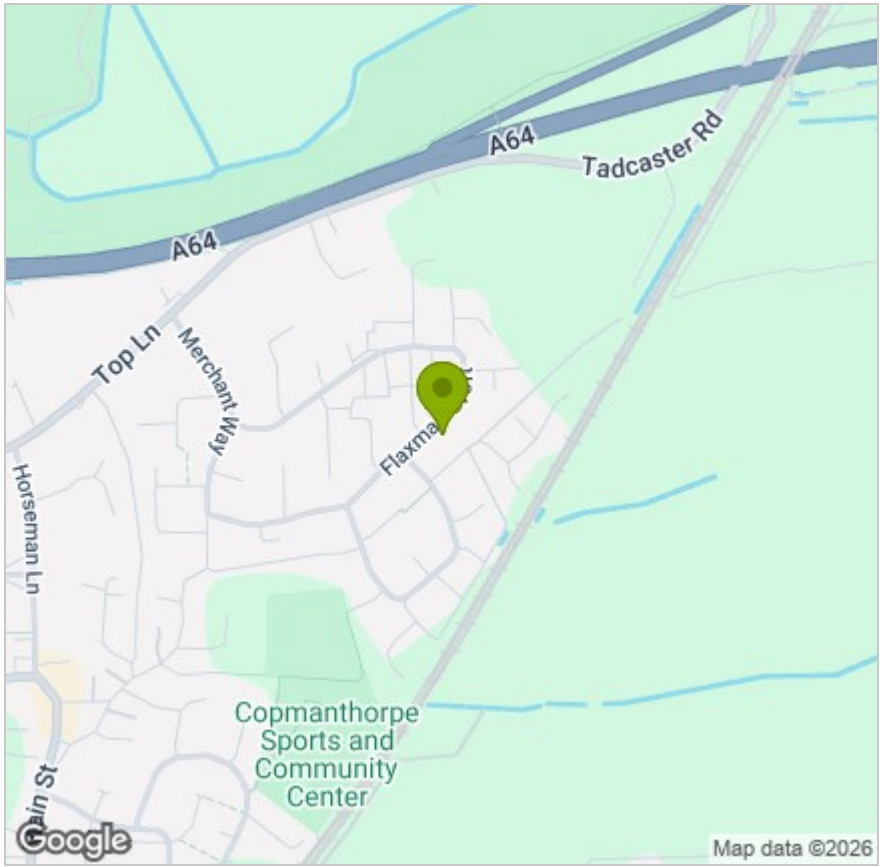
Garage
9'11" x 7'8" (3.03m x 2.36m)

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details

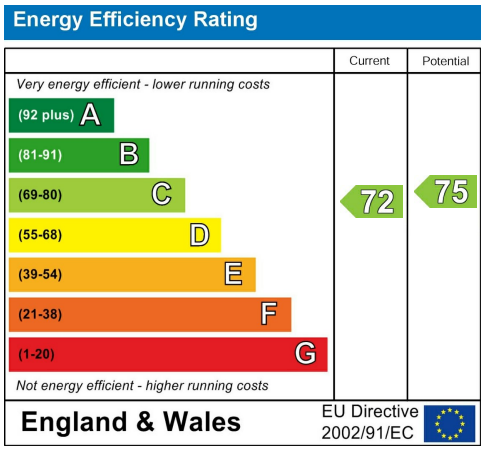
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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