



31 Temple Lane,  
Copmanthorpe, York  
YO23 3TD



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# 31 Temple Lane, Copmanthorpe, York YO23 3TD

£800,000

This impressive extended five-bedroom family home offers a perfect blend of modern living within the countryside and sits on the edge on Copmanthorpe Village.

In addition to the main living areas, the home features a well-appointed annex, complete with lounge, shower room, kitchen, and bedroom. This versatile space is ideal for accommodating guests and also provides a private retreat for family members.

The property boasts a large open plan living and dining kitchen, enhanced by an island with seating and a stunning sky lantern that floods the space with natural light, creating an inviting atmosphere.

The detached home is sat within generous gardens to the front and rear. A spacious driveway ensures ample parking for multiple vehicles, adding to the convenience of this large family home.

With its combination of modern amenities, flexible living spaces, and picturesque surroundings, this property is a great find in a desirable location of Temple Lane, Copmanthorpe.

EPC rating TBA  
Council Tax Band E

### Entrance Hallway

Timber door. Open wooden staircase to the first floor. Two storage cupboards. Radiator. Doors to further rooms.

### Cloakroom

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

### Lounge

A bright and spacious room with views of the front garden and open fields. With UPVC bay window. Radiator. Log burner with surround and hearth.

### Open plan living kitchen

An impressive living kitchen with sky lantern, large UPVC window and bi-fold doors leading to the garden. The open place setting is the hub of the home, as you can see it has been split down into three areas; Kitchen, dining area and lounge.

The open plan kitchen has a beautiful Island with seating and inset sink. With high and low level units and coordinating worktops. Integrated washer dryer and dishwasher. Space for integrated fridge freezer. Range cooker with 5 ring burner and heat pad. Two radiators. Door to annex.

### Door to annex

### Bedroom (Annex)

UPVC window and door leading to the garden. Radiator. Sliding door to the kitchen.





#### **Kitchen (Annex)**

Fitted with high and low level wall and base units and worktops to match. Two ring induction hob. Sink. Timber window to bedroom. Radiator. Door to shower room and annex lounge.

#### **Shower Room (Annex)**

Fitted three piece suite comprising; shower cubicle, toilet and wash hand basin with vanity unit. Extractor fan. Heated towel radiator and additional electric heater. Opaque UPVC window.

#### **Lounge (annex)**

Composite door to side elevation. UPVC bay window. Storage cupboard. Cupboard housing boiler and water tank. Radiator.

#### **Stairs to first floor**

#### **First floor landing**

A spacious landing with doors to further rooms. Airing cupboard. Loft hatch. Opaque internal window to 2nd landing.

#### **Bedroom One**

UPVC window. Radiator.

#### **Bedroom Two**

UPVC window. Radiator.

#### **Bedroom Three/Office**

UPVC window. Radiator.

#### **Shower Room**

Fitted with three piece suite comprising; walk-in shower, wash hand basin with vanity unit and toilet. Heated towel rail. Opaque UPVC window.

#### **Door to second landing**

Velux window. Doors to further rooms.

#### **Bedroom Four**

UPVC window. Radiator. Fitted wardrobe.

#### **Shower Room**

Sliding door into fitted three piece suite comprising; shower cubicle, wash hand basin with vanity unit and toilet. Heated towel rail. Opaque UPVC window. Two extractor fans.

#### **Bedroom Five**

With UPVC window. Radiator.

#### **Outside**

To the front of the property are open views, the garden is gated and has a paved driveway. With mature hedging and shrubs, there is also a lawned area and pond adding to the properties charm.

The rear garden is a great size, mainly laid to lawn with patio area. The low level borders, shrubs and trees add to the greenery of the space, there is also a large shed which offers plenty of storage.

#### **Material Information**

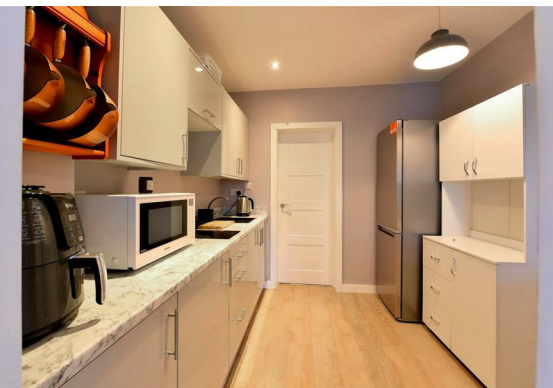
This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council

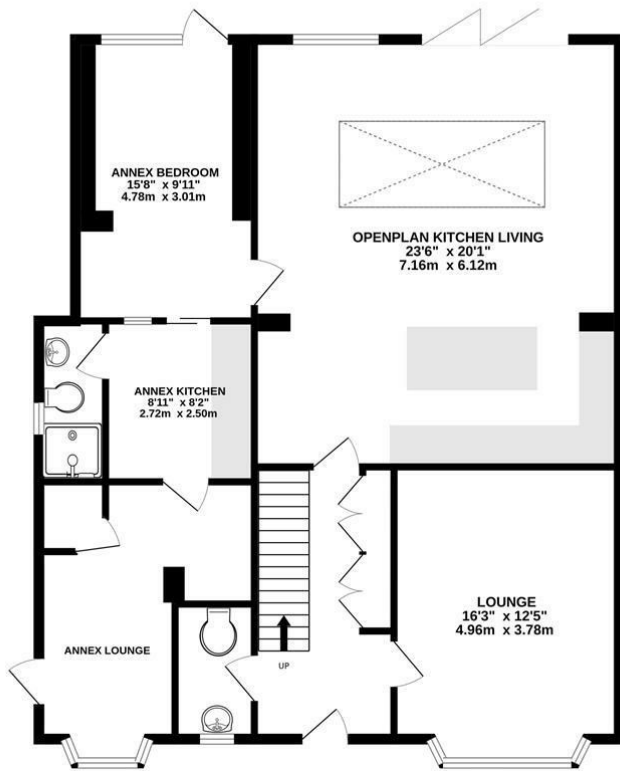
The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a heat only boiler and an additional water cylinder.

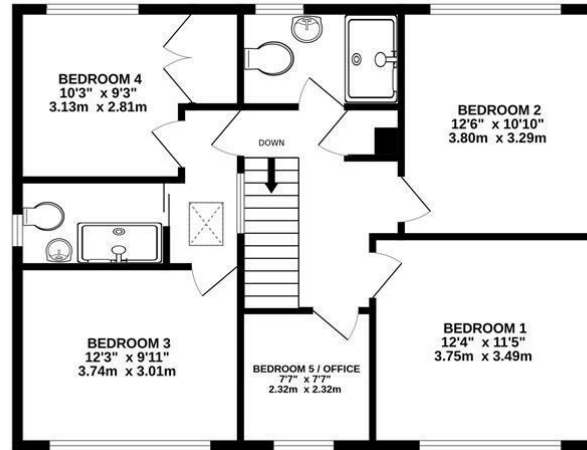
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.

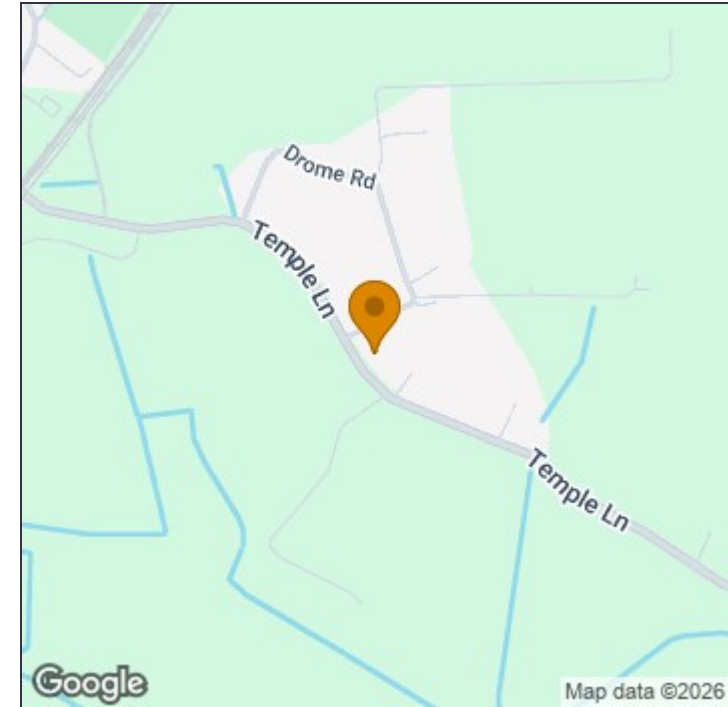


1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 1950 sq.ft. (181.2 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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