



# Thatchers Croft Copmanthorpe, York YO23 3YD

£315,000



Located in the ever-popular village of Copmanthorpe, just to the south of York, this extended and well-maintained detached bungalow occupies a generous plot within a quiet residential setting. Ideally positioned within easy reach of the village amenities, including shops and local services, as well as regular transport links into York city centre and the train station, the property is expected to attract strong interest.

Internally, the property offers a sizeable kitchen diner, fitted with a range of base units providing ample storage and worktop space, with room for freestanding appliances and a dining table. The generous living room sits just off the kitchen and enjoys dual aspect windows, allowing natural light to pour in and creating a bright, welcoming space. To the rear are two well-proportioned bedrooms, served by a shower room, while a conservatory accessed from the second bedroom offers an example of what further extensions the property could benefit from.

Externally, the landscaped rear garden features a lawn and raised planting beds, previously used as a productive vegetable garden, offering both charm and potential for keen gardeners. To the front, a low-maintenance artificial lawn is complemented by a generous driveway leading to a larger-than-expected garage with power.

Offered with no onward chain, this home presents excellent scope for further development or personalisation and would make a superb downsize or single-level living opportunity. Early viewing is highly recommended.

Council Tax Band D

