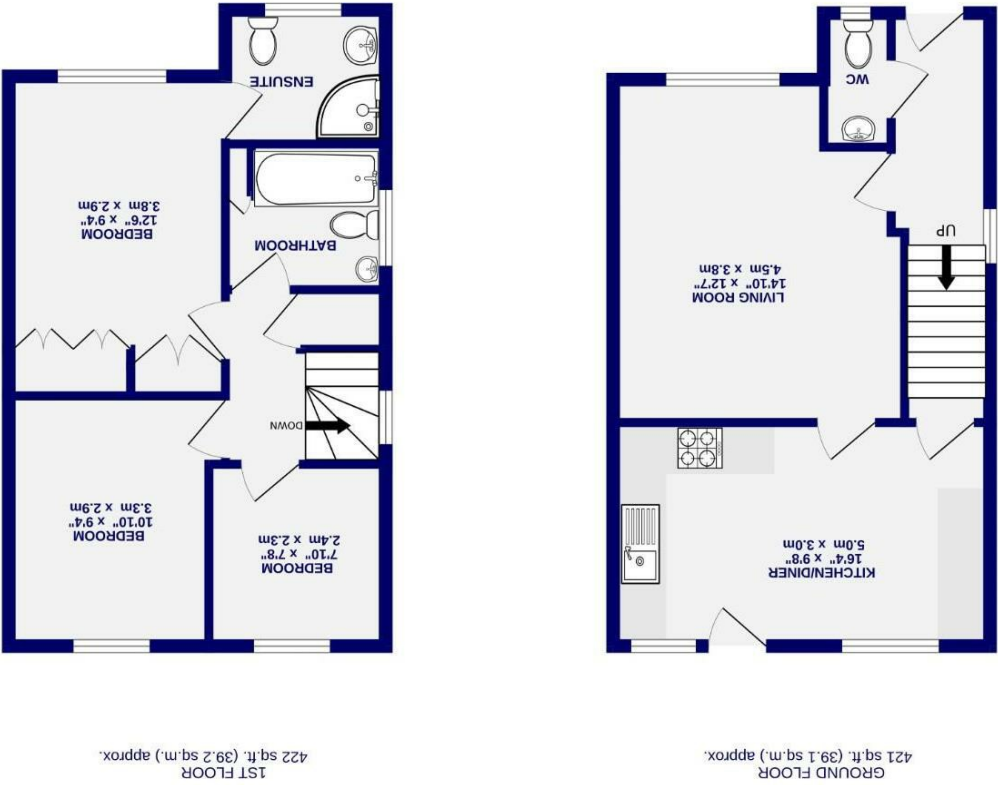


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Leadley Croft Copmanthorpe, York YO23 3YX

Freehold
Council Tax Band - D

- Set On A Substantial Plot
- Immaculate Presentation
- Bathroom, Ensuite & Ground Floor W.C
- Three Bedroom End Townhouse
- Sought After Village Setting
- Garage & Driveway
- Quiet Cul De Sac
- EPC C



Leadley Croft

Copmanthorpe, York

YO23 3YX

Offers Over £350,000

 3  2

Located in the highly regarded residential village of Copmanthorpe, to the south of York, this well-presented three-bedroom end townhouse occupies a deceptively generous plot with gardens to three aspects, along with a single garage and ample driveway parking. Having been a much-loved family home for many years, the property has been immaculately maintained and thoughtfully updated, now offering an excellent opportunity for first-time buyers, professionals or families alike. Copmanthorpe itself benefits from a range of local amenities and strong transport links, providing easy access to York city centre, the railway station and further afield via the outer ring road.

Internally, the property opens into a welcoming entrance hall with a convenient ground floor WC, leading through to a bright and spacious living room. A large window to the front elevation allows natural light to flood the space, creating a warm and inviting atmosphere. To the rear lies the heart of the home; a generous kitchen diner fitted with a range of oak shaker-style wall and base units, offering ample storage and worktop space. There are a number of integrated appliances, alongside further room for freestanding white goods.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage and access to a modern three-piece en-suite. The remaining bedrooms are served by a contemporary three-piece house bathroom.

Externally, the property truly stands out, sitting on a substantial plot with a beautifully maintained west-facing rear garden. Thoughtfully landscaped, it features a lawn, established flowerbeds and a raised seating area at the far end, all enclosed by fenced boundaries. The garden continues to the side and front of the property, bordered by mature hedging to provide a high degree of privacy.

