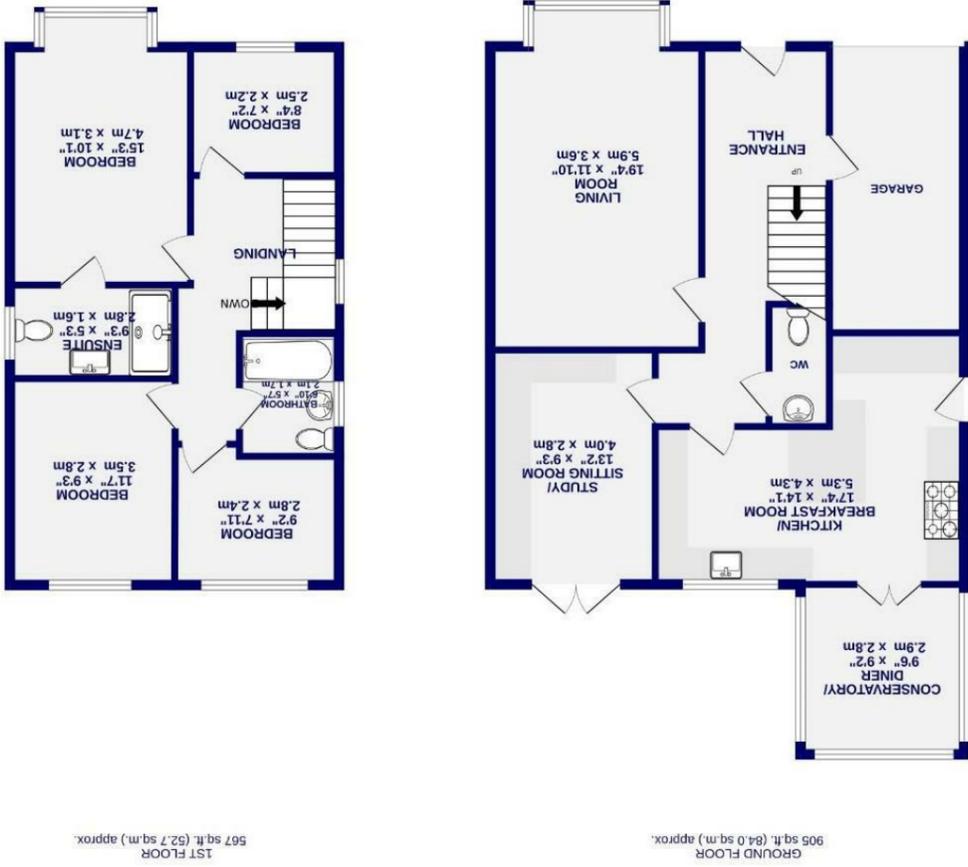


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 as a guide 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.

What every agent has been made aware of is that the accuracy of the particulars, measurements of rooms and any other areas are approximate. It should be clear that the dimensions will vary from the overall floor area and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide to the actual property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Plans made with Metrica (2020)



# Learmans Way, Copmanthorpe, York YO23 3LB

Freehold  
Council Tax Band - E

- Ideally Located In Popular Village of Copmanthorpe
- Beautifully Presented Throughout
- Three Bedrooms Plus En-Suite Master
- Large Reception Room
- Two Car Driveway
- Single Garage
- Lacanche Cooking Appliances
- Electric Car Charging Point
- EPC - TBC



Learmans Way  
Copmanthorpe, York  
YO23 3LB

Offers Over £450,000



Located in the highly sought-after village of Copmanthorpe, this impressive detached four-bedroom home offers beautifully appointed accommodation just south of York.

Ideally positioned for both village living and commuting, the property provides excellent access to the A64, with links towards Leeds, and is conveniently located near the Askham Bar Park & Ride. The home lies within the catchment for Millthorpe School and Manor School, and is also close to York College.

The property is introduced by an attractive hallway with engineered oak flooring, setting a refined tone throughout. A generous reception room features a squared-off bay window, creating a bright and elegant living space. A further reception room, currently arranged as a dining room and home office, benefits from bespoke fitted wooden furniture.

At the heart of the home is a stunning kitchen and breakfast room, finished with granite worktops and featuring a Lacanche range cooker and integrated Miele coffee machine. This space flows into a delightful conservatory, currently used as a dining area and enjoying views over the rear garden. A downstairs WC and single integral garage complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a front-facing principal bedroom with a beautifully fitted en-suite shower room, a further single bedroom, and two rear-facing double bedrooms, all served by a stylish three-piece family bathroom.

Externally, the property offers a well-sized north-west facing rear garden, ideal for afternoon and evening sun. To the front, an attractive facade with white timber pillars and distinctive stained-glass ground-level windows provides excellent kerb appeal.

Council Tax Band E

