



28 St. Nicholas Road  
Copmanthorpe, York YO23 3UX

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3UX**

**£650,000**

A substantial extended detached family home, ideally situated in the sought-after village of Copmanthorpe, offering an excellent range of local amenities and convenient access to York, Leeds and the wider road network.

Beautifully presented throughout, this impressive home offers spacious and versatile accommodation ideally suited to modern family living. The generous lounge is enhanced by a charming wood-burning stove, while the stunning open-plan dining kitchen features a central island and provides an excellent space for both everyday living and entertaining. Additional ground floor accommodation includes; snug, a dining/family room and a spacious conservatory, offering further flexibility. A practical utility room and cloakroom complete the ground floor layout.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a modern family bathroom.

Externally, the property enjoys attractive gardens laid mainly to lawn, along with a garage and a spacious driveway providing ample off-street parking. This is an ideal family home offering generous living space in a highly desirable village location.

EPC Rating C  
Council Tax Band D

**Entrance Hallway**

Composite door with coded entry. Stairs ahead to first floor accommodation. Access to lounge, cupboard housing the boiler and door to utility.

**Lounge**

19'7 x 15'9 (5.97m x 4.80m)

A bright and spacious lounge with wood burning stove. Large UPVC window. Radiator.

**Dining Kitchen**

21'3 x 18'0 (6.48m x 5.49m)

Fitted with high and low level units which are complemented by co-ordinating work surfaces, Built-in double oven. Built-in microwave. Inset sink unit. Integrated dishwasher. Built-in American style fridge freezer. Central island allowing seating and incorporating hob and extractor hood over. Two UPVC patio doors leading into the conservatory. Radiator. Under-stairs storage cupboard. Wood flooring.

**Snug**

9'3 x 8'9 (2.82m x 2.67m)

With UPVC window. Radiator.

**Additional dining/family room**

12'9 x 8'10 (3.89m x 2.69m)

Velux window. Radiator. Door into conservatory.

**Conservatory**

Brick built conservatory with UPVC windows and double doors into the garden, with additional UPVC door. A great family space for entertaining.

**Utility Room**

10'0 x 0'88 (3.05m x 0.00m.26.82m)

UPVC part glazed external door. Skylight. Plumbing for washing machine and space for tumble dryer.

**Cloakroom**

8'10 x 2'11 (2.69m x 0.89m)

With two piece comprising; wash hand basin and toilet.

**Stairs to first floor**





#### Landing

With access to loft. Cupboard.

#### Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

With fitted wardrobes. UPVC window. Radiator. Door to ensuite.

#### Ensuite

7'0 x 6'7 (2.13m x 2.01m)

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

#### Bedroom Two

11'1 x 10'11 (3.38m x 3.33m)

Fitted wardrobes. UPVC window. Radiator.

#### Bedroom Three

12'8 x 8'2 (3.86m x 2.49m)

Three UPVC windows. Radiator.

#### Bedroom Four

10'5 x 6'7 (3.18m x 2.01m)

UPVC window. Radiator.

#### Bathroom

7'4 x 7'1 (2.24m x 2.16m)

Fitted with a three piece suite comprising; corner bath with shower, wash hand basin and toilet. Heated towel rail. UPVC window.

#### Outside

To the front of the property boasts excellent kerb appeal with large lawned area and a spacious driveway providing off-street parking for multiple vehicles.

To the rear, the property enjoys a spacious and beautifully maintained garden, predominantly laid to lawn and bordered by established hedging and mature shrubs, creating an attractive and private outdoor setting. A gravelled seating area provides the perfect space for relaxing or entertaining, while a useful summerhouse adds further versatility to the garden.

#### Garage

With up and over door.

#### Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

#### 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 D. The Local Authority is the City of York Council.

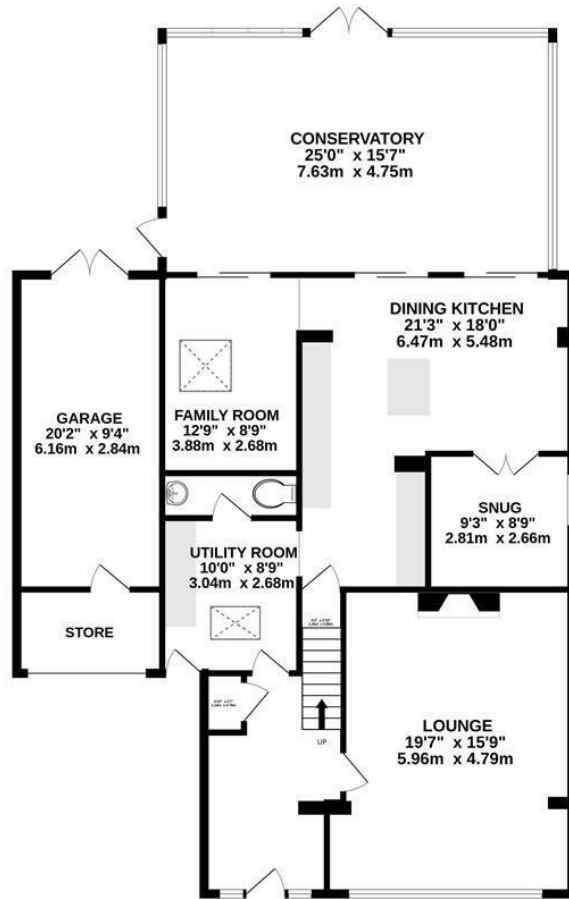
The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a boiler and additional hot water cylinder which supplies the heating and hot water.

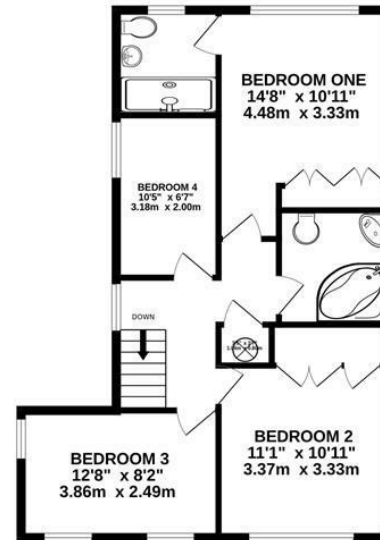
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.gov.uk](http://checker.ofcom.gov.uk)



GROUND FLOOR  
1618 sq.ft. (150.3 sq.m.) approx.

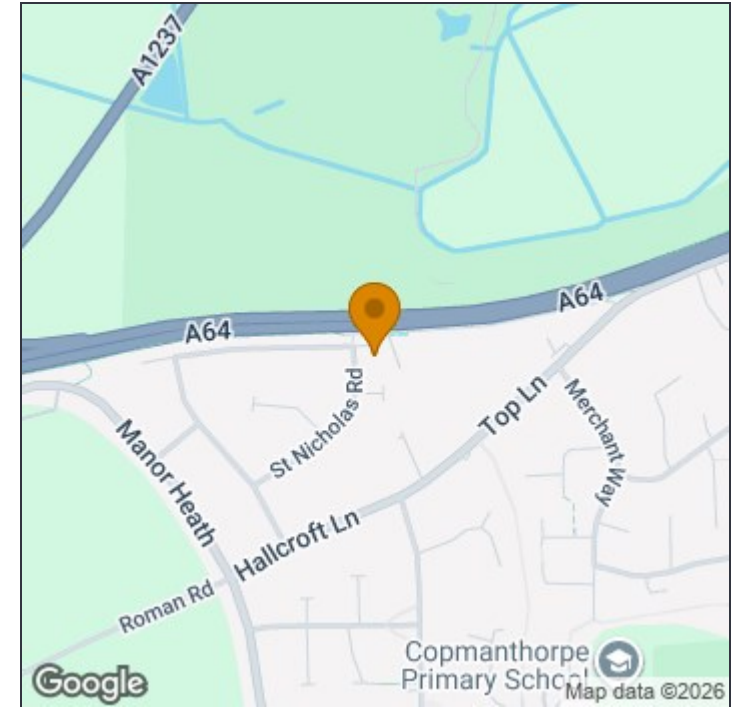


1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 2261 sq.ft. (210.0 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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