Ashtons

Leadley Croft, Copmanthorpe, York, YO23 3YX

Leadley Croft
Copmanthorpe, York
YO23 3YX

£375,000

3 2

Located in the popular village setting of Copmanthorpe, positioned to the south of York, is this extended and generously proportioned semi-detached home occupying a substantial plot with a private and peaceful setting. A much-loved family home, and more recently a successful rental investment, the property is offered with no onward chain and is ready to move into, making it an ideal purchase for a range of buyers. Copmanthorpe benefits from an excellent range of local amenities including shops, eateries, regular bus connections to York city centre, and convenient access to the outer ring road.

Internally, the property opens into an entrance hall which leads through to the spacious living room positioned to the front of the home, offering ample space for a range of furniture. To the rear is the kitchen, fitted with a range of wall and base units providing generous worktop and storage space. The kitchen flows through to the extended dining room with French doors leading out to the garden, whilst beyond is a bright and airy sitting room featuring windows to three aspects, and skylights, overlooking the garden.

Externally, the property enjoys generous gardens to both the front and rear, in addition to a garage and driveway parking. The rear garden has been landscaped to provide predominantly lawned areas, patio seating spaces and flowerbeds, all enclosed by fenced boundaries. Thanks to the position of the property, there is a high degree of privacy with very few neighbouring properties overlooking.

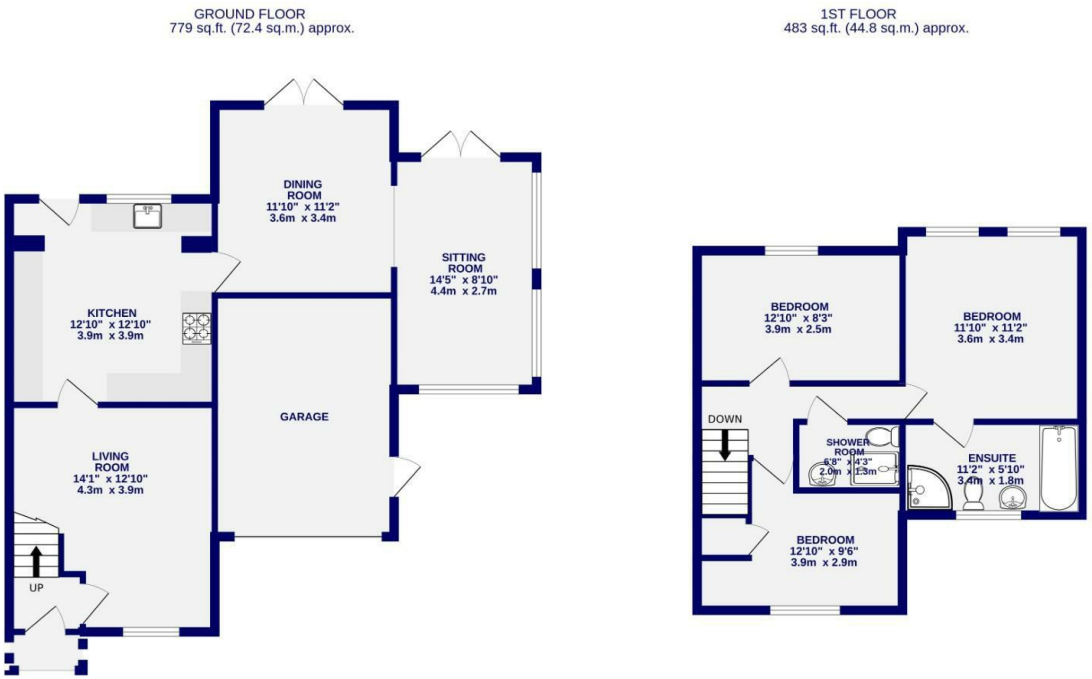
Offered with no onward chain, early viewing is highly recommended.

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.*

Leadley Croft
Copmanthorpe, York
YO23 3YX

Freehold
Council Tax Band - C

- No Onward Chain & Ready To Move Into
- Set On A Generous Plot
- Countryside Views To The Rear
- Extended Semi Detached House
- Garage & Driveway Parking
- Two Bathrooms
- Three Bedrooms
- Popular Village Setting
- EPC D



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area 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.
Made with Metropix ©2026

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.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN