

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 Ashton's 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.

- Detached Family Home
- Four Bedrooms
- Extended
- South Facing Rear Garden
- Driveway & Garage
- Wonderful Potential
- No Onward Chain
- EPC E

Freehold  
Council Tax Band - E

St. Nicholas Crescent  
Crompton, York  
YO23 3UZ



St. Nicholas Crescent  
Copmanthorpe, York  
YO23 3UZ

£475,000

4 2

Located in the highly sought-after village of Copmanthorpe, just to the south of York, this much-loved and extended family home is offered to the market with no onward chain. Occupying a generous plot, the property presents an excellent opportunity for a growing family, with spacious accommodation throughout and further potential for enhancement. Copmanthorpe is a well-regarded village offering a range of local amenities including shops, eateries, regular transport links, and convenient access to the outer ring road.

Internally, the property opens into a spacious central hallway which provides access to the principal living room at the rear, featuring patio doors that open out onto the garden. In addition, there are two further reception rooms offering flexibility for dining, home working or additional living space. The fitted kitchen is accessed via the dining room and offers a range of wall and base units, along with ample worktop space. To the rear of the property, forming part of a previous garage extension, is a versatile additional room which could be used as a studio, playroom or third reception space, accessed via an inner hallway.

To the first floor are four well-proportioned bedrooms, two of which benefit from built-in storage, along with a recently updated shower room. Externally, the property enjoys a generous south-facing rear garden which is mainly laid to lawn, complemented by mature planting, established flowerbeds and hedge boundaries that provide a high degree of privacy. To the front, there is a further lawned garden, driveway parking for multiple vehicles, and a double garage with power, offering excellent scope for further development or conversion, subject to the necessary permissions.

This is a fantastic opportunity to acquire a spacious family home in a popular village location, and early viewing is highly recommended.

