



Leadley Croft

Copmanthorpe, York

YO23 3YX

£395,000



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.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an impressive four-piece en-suite bathroom. The remaining bedrooms are served by a three-piece family bathroom.

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.

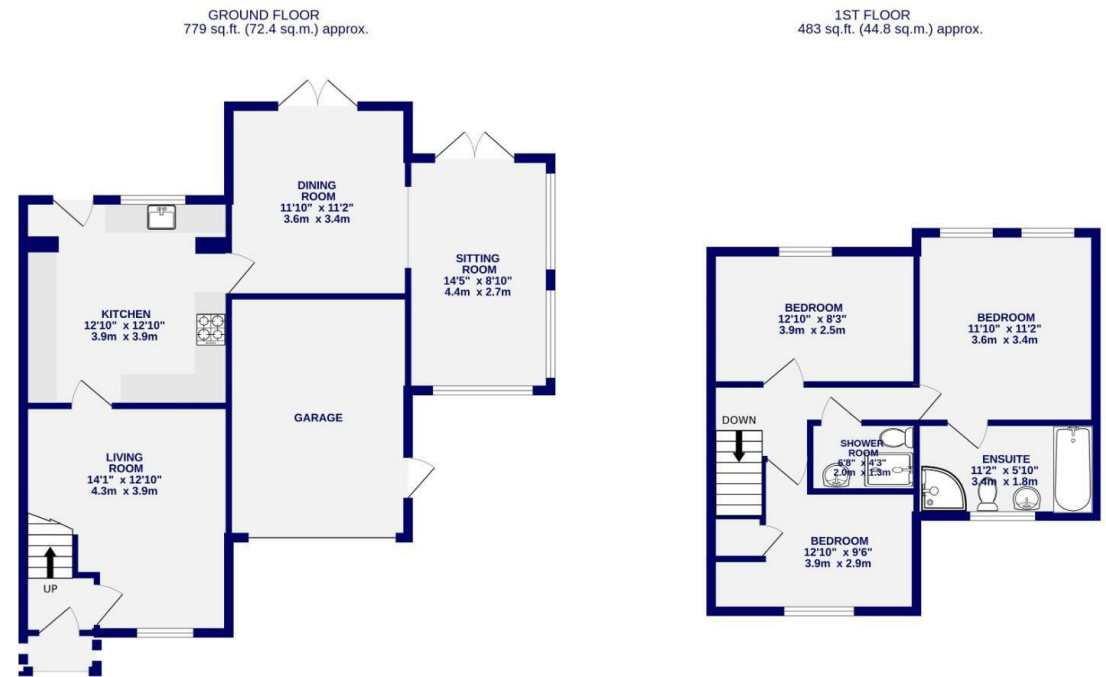




Leadley Croft Copmanthorpe, York YO23 3YX

Freehold
Council Tax Band - C

- Extended Semi Detached House
- Three Bedrooms
- Two Bathrooms
- Generous Plot
- Garage & Driveway Parking
- Popular Village Setting
- No Onward Chain
- EPC D



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