

College Road, Copmanthorpe, York

£475,000

Stephensons
estate agents & chartered surveyors

College Road, York YO23 3US

Est. 1871

£475,000

Positioned within the highly regarded village of Copmanthorpe, this detached home offers generous and versatile accommodation, now presenting an excellent opportunity for a new owner to update and create a long-term family home. Offered to the market with no onward chain, the property occupies a pleasant setting and combines strong fundamentals with clear potential.

Internally, the layout is well balanced and typical of a home that has been thoughtfully extended over time. To the ground floor, a spacious sitting room provides the main living space, while a separate dining room connects through to the conservatory at the rear, creating a natural flow and offering scope to reconfigure into a more contemporary open-plan arrangement if desired. The kitchen sits centrally within the home and, while functional, would benefit from modernisation, presenting an ideal opportunity to redesign the space to suit modern living.

Also to the ground floor is a useful study but previously used as a fourth bedroom, ideal for those working from home, alongside a cloakroom and internal access through to the garage, adding to the overall practicality. To the first floor, three well-proportioned bedrooms are arranged around a central landing, including a generous principal bedroom with en suite. The remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a good-sized plot with gardens to the rear, offering a blank canvas for landscaping or extension (subject to the necessary consents). A driveway







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D - 63
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer:
Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

*Download speeds vary by broadband providers so please check with them before purchasing.











and garage provide off-street parking and storage.

Copmanthorpe is widely regarded as one of York's most desirable villages, offering the ideal balance between village living and city convenience. Situated approximately four miles south-west of York, it provides easy access to the city centre as well as the A64 for wider commuting. The village itself has a strong sense of community and a wide range of local amenities including shops, pubs, a primary school and sports clubs, making it particularly popular with families. Surrounded by open countryside yet well connected, it remains a consistently sought-after location.

Overall, this is a well cared for home in a prime village setting, offering spacious accommodation and clear scope for improvement; ideal for buyers looking to modernise and add value over time.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Stephensons
estate agents & chartered surveyors

Partners:

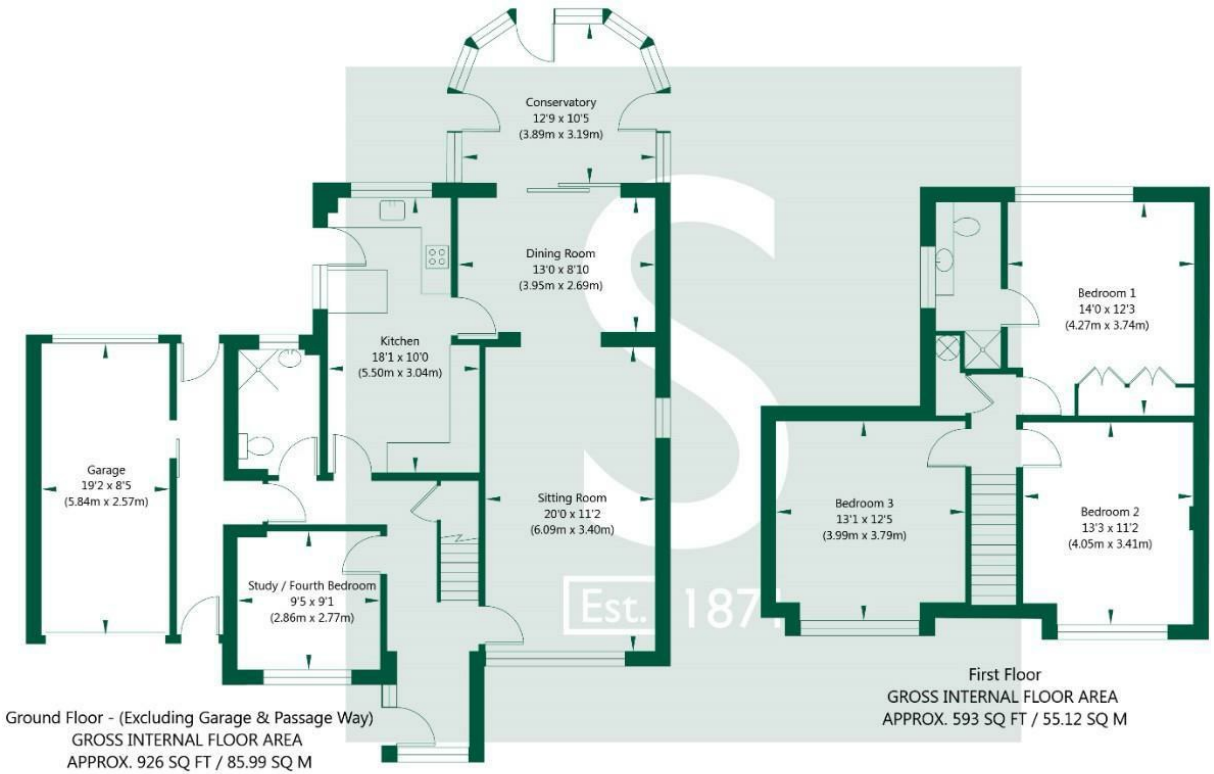
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

College Road, York, YO3 3US



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1519 SQ FT / 141.11 SQ M - (Excluding Garage & Passage Way)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026