



## Drome Road, Copmanthorpe, York Asking Price £325,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A traditional 3 bedroom semi-detached house situated in this much sought after development, with off road parking and private lawned rear garden.





## Accommodation

Offered with no onward chain, this well-positioned three-bedroom semi-detached home in the sought-after village of Copmanthorpe presents an excellent opportunity for those looking to update and personalise a home with generous outside space and excellent local amenities.

Set back from the road with a lawned front garden and driveway, the property offers well-balanced accommodation across two floors. The entrance hall leads to a bright front sitting room, complete with bay window and feature fireplace, and a separate dining room to the rear. A fitted kitchen overlooks the garden, with access to a useful side lobby and storage area.

Upstairs are three bedrooms, a house bathroom, and access to the loft.

To the rear, a well-proportioned lawned garden enjoys a private setting with mature trees and established borders, along with a brick-built store.

Copmanthorpe is one of York's most desirable villages, offering a wide range of amenities including shops, post office, pharmacy, caf  s, and pubs. There's a strong community atmosphere, regular events, and excellent road and bus links into York (approx. 4 miles away) and Leeds via the nearby A64. Local schooling is well regarded, with Copmanthorpe Primary School and Tadcaster Grammar both accessible.

With scope to modernise and personalise, this is an ideal home for families, downsizers, or those seeking a well-connected village location just outside the city.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D - valid to 24.01.2034

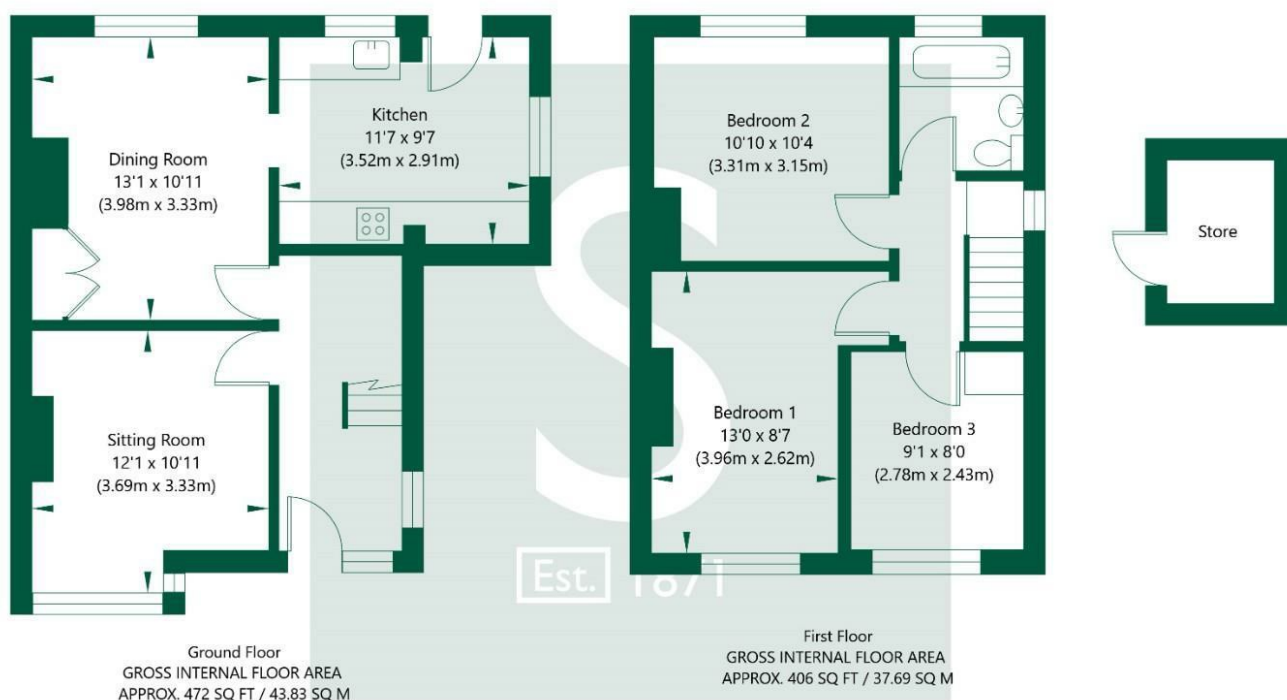
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

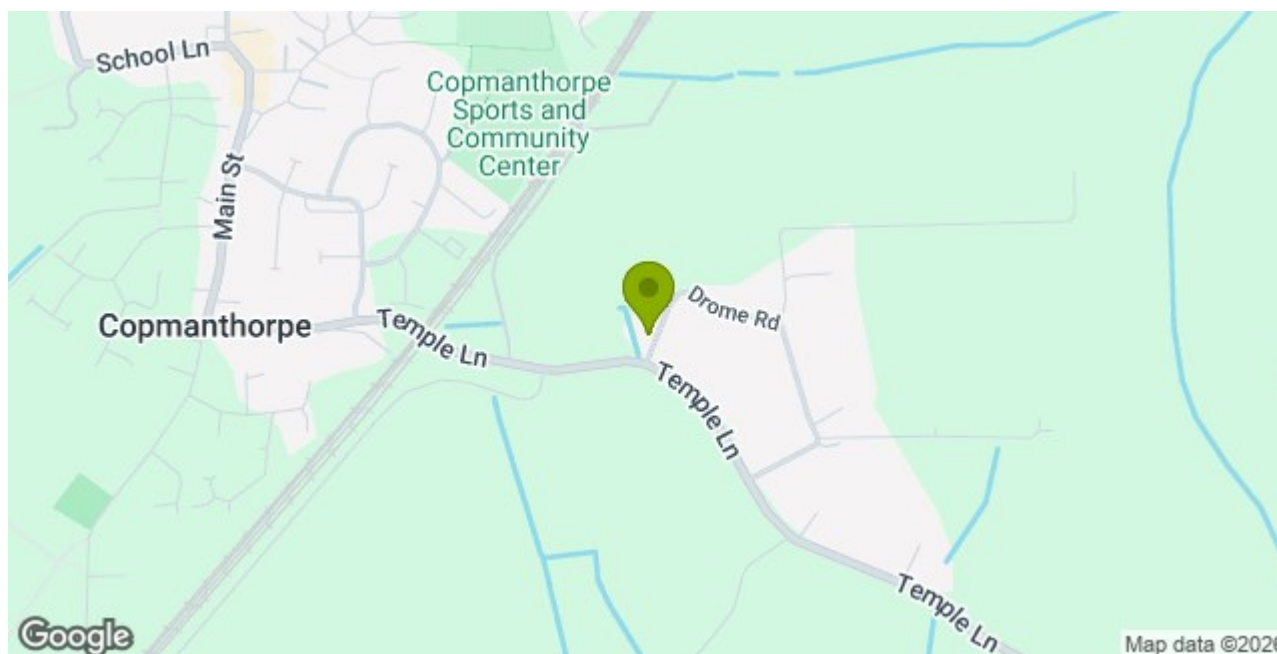
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

# Drome Road, York, YO23 3TG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 81.52 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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