



8 Top Lane Copmanthorpe
York, YO23 3UJ
Guide Price £495,000

A quality four bedroom extended semi detached house, situated on this popular street within the highly sought after village of Copmanthorpe. Conveniently located for York city centre, the A64 and York's outer ring road, this impressive home has been thoughtfully updated by the current owners to create bright, spacious and well presented living accommodation. The property benefits from a secluded rear garden, a generously sized attached garage/store and solar panels. The accommodation briefly comprises an entrance hallway, lounge with bay window and log burner, WC/cloakroom, and a large open plan kitchen/dining room featuring a large gable window overlooking the rear garden. To the first floor is a landing, four bedrooms (three doubles and one single) and a house bathroom. Externally, the paved front driveway provides ample off street parking with potential for electric vehicle charging. To the rear is a private and enclosed garden, featuring two good sized timber decked areas ideal for entertaining and relaxing, together with a lawn, established flower borders and external power. The attached garage, measuring approximately 27' x 13', offers excellent versatility and could potentially be adapted to provide additional living accommodation, a home office, gym or useful recreational space, subject to any necessary consents. An accompanied viewing of this excellent family home is strongly recommended to fully appreciate the space, location and potential on offer.

Entrance Hallway

uPVC door and windows to front, carpeted stairs to first floor, single panelled radiator, power points. Laminate flooring.

Lounge

20'1 x 11'10 (6.12m x 3.61m)
uPVC bay window to front, picture rail, feature log burner with surround and marbled hearth, double panelled radiator, TV point, power points. Laminate flooring.

Dining Room

14'3 x 9'9 (4.34m x 2.97m)
Large gable window overlooking the garden, uPVC door and window to rear, velux, power points, single panelled radiator. Laminate flooring.

Kitchen

13'4 x 7'2 (4.06m x 2.18m)
Fitted wall and base units with granite work top, stainless steel sink and draining board, built in oven and gas hob, space and plumbing for further appliances,





Cloaks/WC

Low level WC, wash hand basin, under stairs storage. Laminate flooring.

First Floor Landing

Power points, loft access. Carpet.

Bedroom 1

12'5 x 11'10 (3.78m x 3.61m)

uPVC bay window to front, double panelled radiator, power points. Laminate flooring.

Bedroom 2

13'4 x 11'10 (4.06m x 3.61m)

uPVC bay window to rear, single panelled radiator, power points. Laminate flooring.

Bedroom 3

14'4 x 7'2 (4.37m x 2.18m)

uPVC windows to front and rear, double panelled radiator, power points. Carpet.

Bedroom 4

8'5 x 7'0 (2.57m x 2.13m)

uPVC window to front, single panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC double glazed window to rear, panelled bath with electric shower over, low level WC, wash hand basin, tiled walls, extractor fan. Tiled flooring.

Outside

Front driveway providing ample parking leading to garage. Rear garden with raised timber decked areas and gravelled areas, separate sitting area, flower borders, lawn, hedge and fence boundary, outside power and tap.

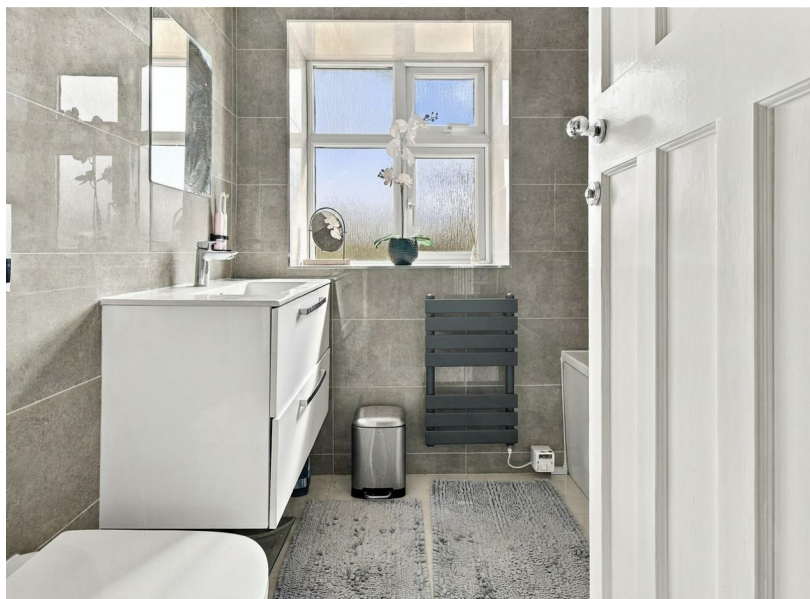
Garage

26'11 x 7'4 (8.20m x 2.24m)

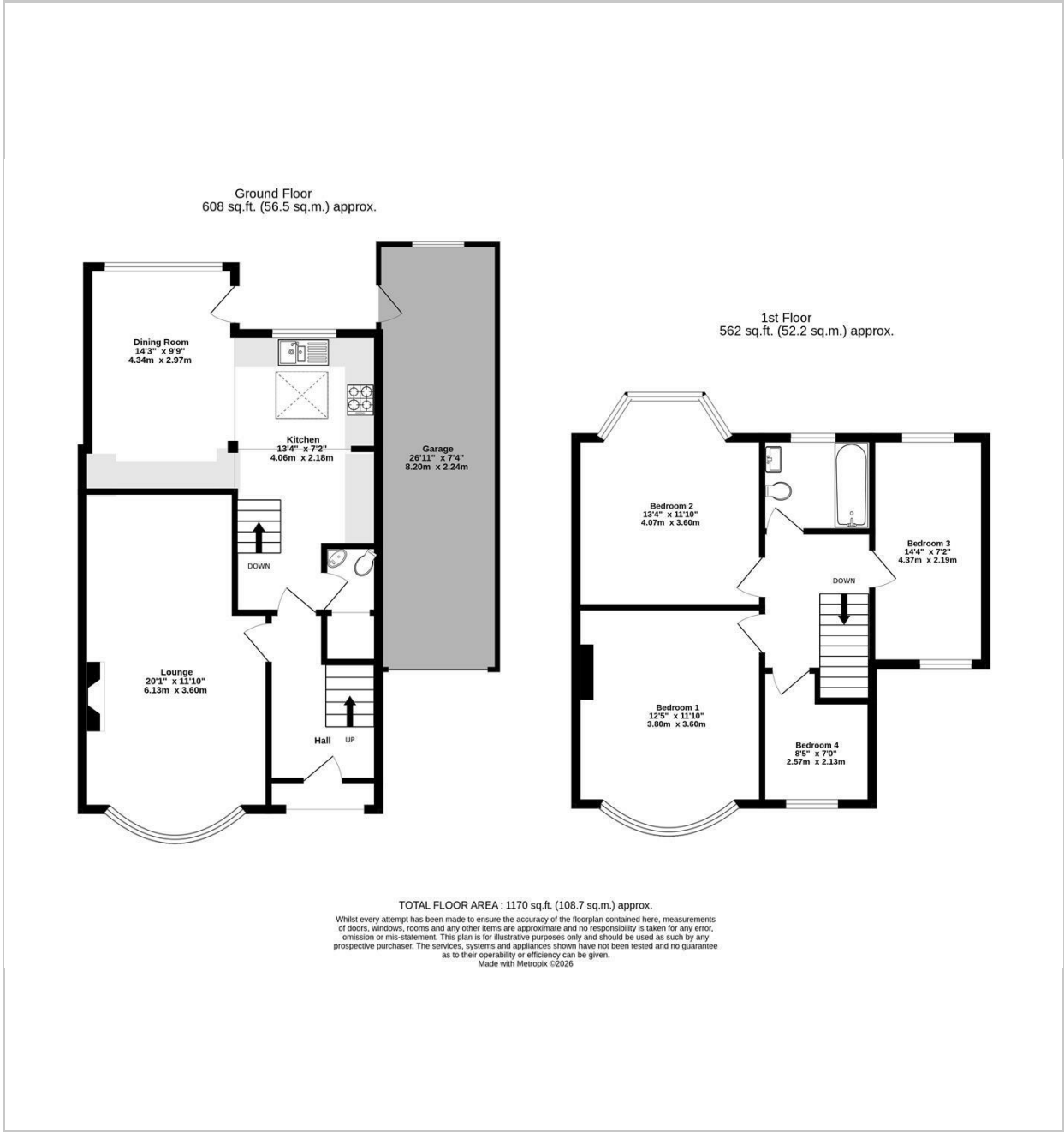
Up and over door, uPVC door and window to rear, power and lighting.

Agents Notes:

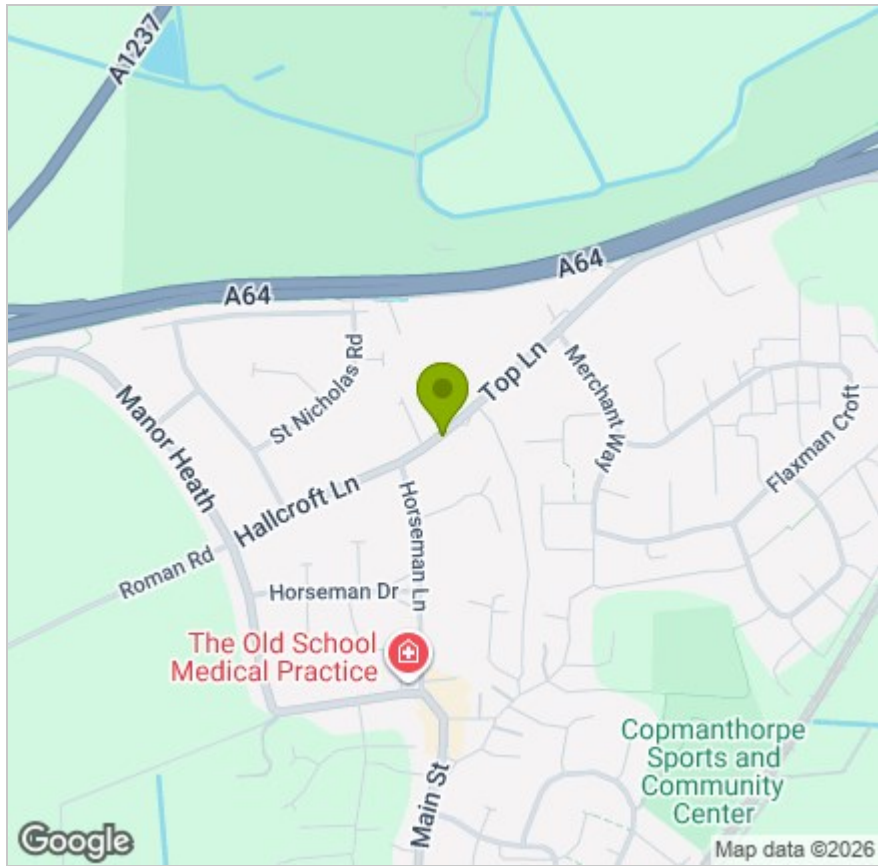
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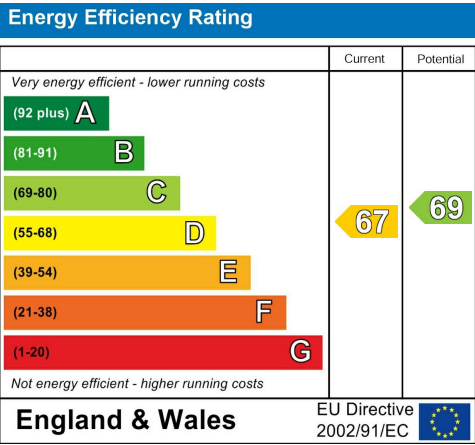
FLOOR PLAN



LOCATION



EPC



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