



10 Back Lane
Copmanthorpe, York YO23 3SH

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3SH**

£695,000

A substantial four bedroom detached property, located in Copmanthorpe village. This property is simply beautiful inside and out. With the heart of the property being focused on the impressive L shaped dining kitchen this is a perfect space for the family to entertain. The ground floor also features a good sized lounge, WC and study. The first floor boasts a fabulous main bedroom with vaulted ceiling, dressing room and ensuite. Three further double bedrooms and a family bathroom! A large colourful rear garden which is surrounded by trees and mature shrubs offers privacy when relaxing, every corner of this property has been considered and loved!

EPC Rating C
Council Tax Band F

Entrance
Part glazed timber door.

Entrance Hall
Radiator. Stairs to first floor. Under stairs cupboard. UPVC double glazed window.

Office
8'8 x 8'4 (2.64m x 2.54m)
With UPVC double glazed window. Radiator.

Cloakroom
Fitted with Villeroy and Boch furnishings this two piece suite comprises; wash hand basin and toilet. Opaque UPVC window. Part tiled.

Lounge
11'9 x 19'10 (3.58m x 6.05m)
A large lounge with UPVC double glazed bay window. Two radiators. Gas fire with surround.

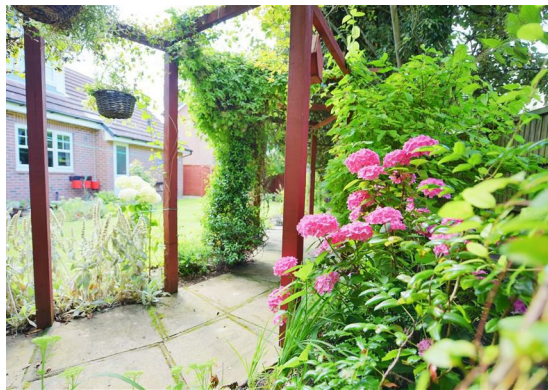
L-Shaped Kitchen
29' max x 16'2 max (8.84m max x 4.93m max)
Fitted with a range of wall and base units complemented by co-ordinating worktops. Inset sink and drainer unit. Built-in double oven. 4 ring electric hob with extractor hood over. Built in dishwasher. Radiator. UPVC double glazed window. Door to garage. Open plan into the dining area.

Dining Area
UPVC double glazed window. UPVC patio doors leading into the garden. Two radiators. Double doors to lounge.

Integral Garage
16'8 x 20'1 (5.08m x 6.12m)
A large double garage. Boiler. UPVC door to the garden. Access to loft which is part boarded for storage.

Stairs to the first floor landing

Bedroom One
11'9 x 12'10 (3.58m x 3.91m)
Stunning vaulted ceiling. Large UPVC double glazed window. Two Radiators. Open access into the dressing room.





Dressing Room
5'10 min x 7' (1.78m min x 2.13m)
Door leading into the ensuite.

Ensuite
6'5 x 9'9 (1.96m x 2.97m)
Fitted with Villeroy and Boch furnishings this four piece suite comprises; bath, separate shower cubicle, wash hand basin and toilet. Heated towel radiator. Tiled and underfloor heating. UPVC opaque double glazed window. Extractor fan.

Bedroom Two
13'1 x 9'2 (3.99m x 2.79m)
UPVC double glazed window. Radiator. Built-in cupboard with hanging space.

Bedroom Three
12'1 x 9'10 (3.68m x 3.00m)
UPVC double glazed window. Radiator.

Bedroom Four
9'9 x 13'4 (2.97m x 4.06m)
UPVC double glazed window. Radiator.

Family Bathroom
6'5 x 6'9 (1.96m x 2.06m)
Fitted with Villeroy and Boch furnishings this three piece suite comprises; bath with shower over, wash hand basin and toilet. Heated towel radiator. UPVC opaque double glazed window. Tiled and underfloor heating. Extractor fan.

Attic
Part boarded attic with light, accessed via ladder.

Outside
To the front of the property is a well presented lawn edged with mature shrubs and established hedging, block paved driveway providing off street parking and leading to the double garage and gate through to the rear garden.

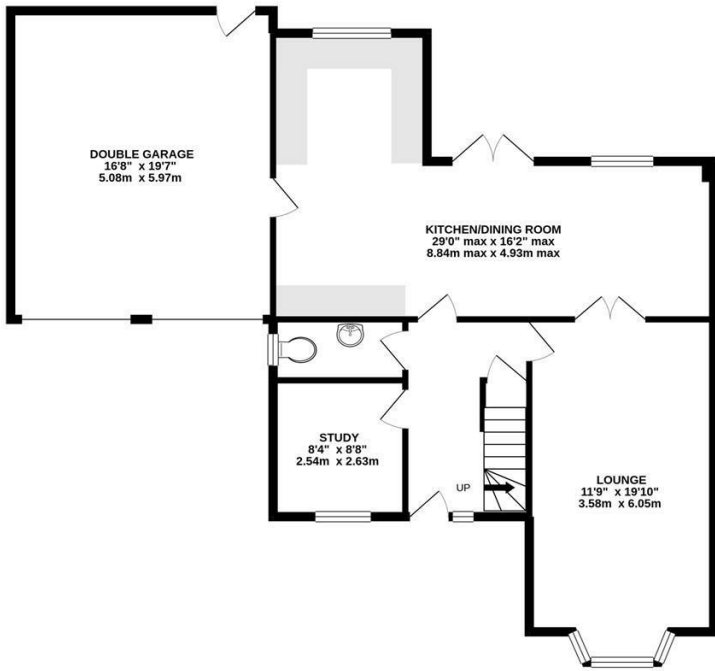
To the rear of the property is very well tended garden full of colour with an array of plants and shrubs which surround this beautiful private garden. The seated arbour is the perfect place to sit back and relax. Located to the side of the property there is very handy lean to greenhouse and tool storage cupboard.

Material Information
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

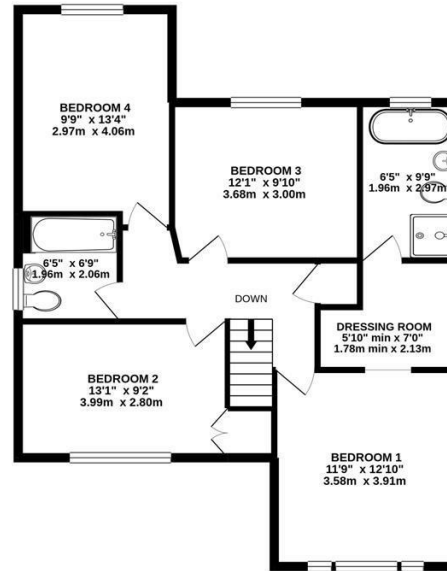
Council Tax Band of the property is F. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a gas combi boiler which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com