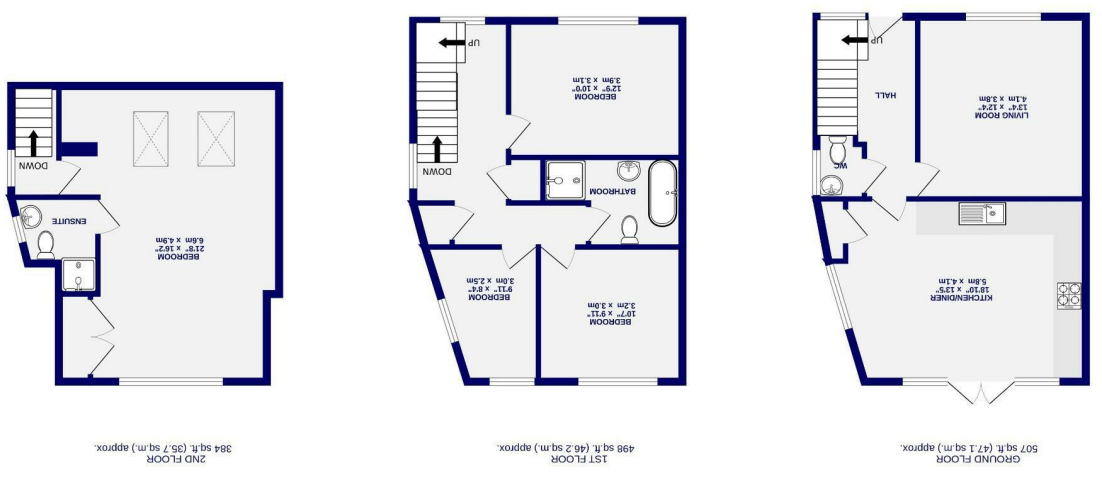


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# Sawyers Crescent Copmanthorpe, York YO23 3YA

- Freehold
- Council Tax Band - D
- Stunning Family Home
- Four Bedrooms
- Bathroom, Ensuite & W.C
- Driveway Parking
- Sought After Village Setting
- Immaculately Presented
- Open Plan Kitchen Diner
- EPC B



While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It should be noted that the dimensions shown are for the internal areas only and are not intended to be used as such by any prospective purchaser. The vendor, agents, illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents, and appliances shown have not been used to guarantee as to their operation. Made with Measure, C2022



# Sawyers Crescent Copmanthorpe, York YO23 3YA

£395,000

4 2

Situated within the highly sought-after village of Copmanthorpe, to the southwest of York, is this immaculately presented modern family home, purchased from new by the current owners within the last ten years. Offering spacious and well-proportioned accommodation arranged across three floors, this property enjoys a private rear garden and off-street parking to the front, whilst being conveniently positioned close to a range of local amenities, well-regarded schools, and excellent transport links into York city centre.

Internally, the property opens into a generous entrance hallway which sets the tone for the spacious accommodation throughout. Positioned to the front is a substantial living room, and to the rear is a stunning kitchen diner fitted with a range of modern wall and base units complemented by a selection of integrated appliances, providing both practicality and style. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. Completing the ground floor accommodation is a useful downstairs WC.

To the first floor are three well-proportioned bedrooms, served by a contemporary family bathroom, in addition to a spacious landing.

Occupying the entirety of the second floor is the impressive principal bedroom suite, generous enough to accommodate a full suite of furniture. A dormer window enjoys pleasant views across neighbouring fields, whilst the room also benefits from useful eaves storage and a modern walk-in shower en-suite.

