



Sawyers Crescent Copmanthorpe, York YO23 3YA

£395,000

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Purchased from new by the current owners within the last ten years, this immaculately presented modern family home sits in the highly sought-after village of Copmanthorpe, to the southwest of York. Arranged across three floors, the property offers spacious and well-proportioned accommodation, along with a private rear garden and off-street parking to the front, all within easy reach of local amenities, well-regarded schools and excellent transport links into York city centre.

A generous entrance hallway sets the tone for the accommodation throughout, leading to a substantial living room at the front and a stunning kitchen diner to the rear. Fitted with a range of modern wall and base units complemented by integrated appliances, the kitchen combines practicality with style, while French doors open directly onto the rear garden, flooding the space with natural light and creating a seamless link between indoor and outdoor living. A useful downstairs WC completes the ground floor.

Three well-proportioned bedrooms occupy the first floor, served by a contemporary family bathroom and a spacious landing.

The entire second floor is given over to the impressive principal bedroom suite, generous enough to accommodate a full suite of furniture. A dormer window takes in pleasant views across neighbouring fields, while the room further benefits from useful eaves storage and a modern walk-in shower en-suite.

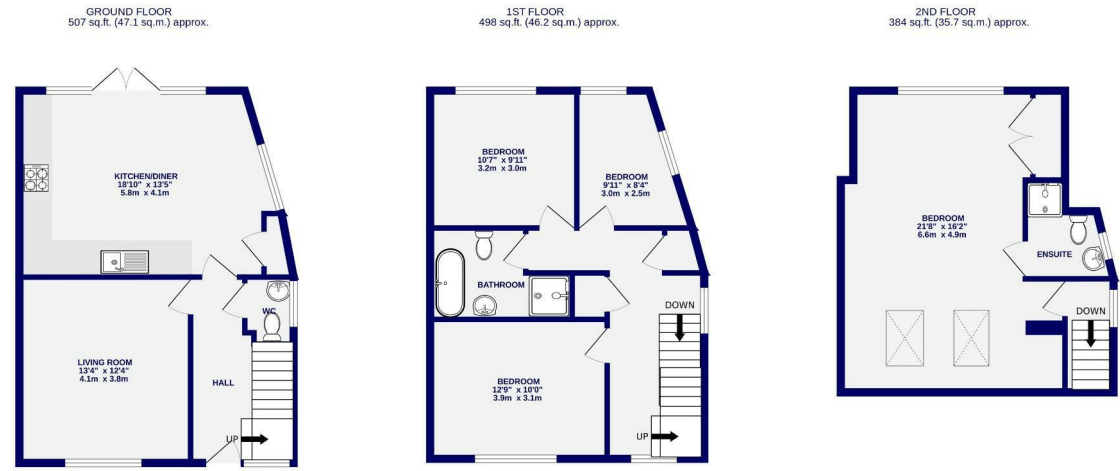




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Freehold
Council Tax Band - D

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



Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.