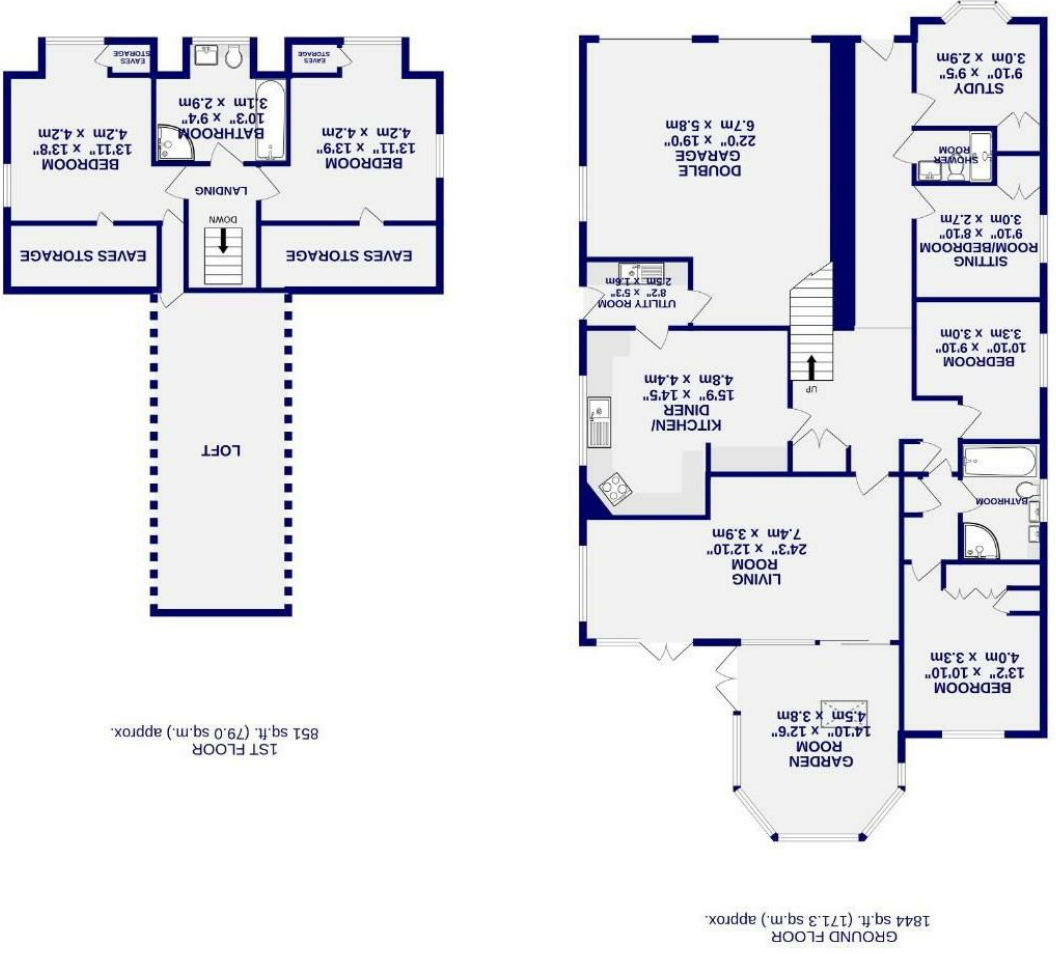


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Top Lane Copmanthorpe, York YO23 3UJ

Freehold  
Council Tax Band - D

- No Onward Chain
- Exceptional Five Bedroom Detached Home
- Stunning Open Plan Living Spaces
- Light Filled Sun Room With Garden Views
- Sought After Copmanthorpe Village Location
- Ample Parking And Double Garage
- Principal Bedroom With Ensuite With Garden Views
- Three Further Double Bedrooms
- Beautifully Landscaped Private Garden
- EPC C



TOTAL FLOOR AREA - 2694 sq ft (250.3 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It includes in the plan the quantities with item part of the overall floor area and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is to be given.  
 Plans with Metric Equivalents



Top Lane  
Copmanthorpe, York  
YO23 3UJ

£850,000



Ashtons Estate Agents are delighted to present this exceptional five-bedroom detached family home, nestled in the highly sought-after village of Copmanthorpe. Perfectly positioned, the property enjoys easy access to a fantastic range of local amenities including shops, pubs, eateries, and sports facilities, while also being within easy reach of the city centre and the A64, making it ideal for commuters.

Behind its discreet façade lies a substantial and versatile home, offering a wealth of generously proportioned rooms, ideal for a growing family or multi-generational living. Designed to adapt over time, this is a true forever home, with flexible spaces that can evolve to suit changing needs for years to come.

From the moment you step inside, it is clear the home has been lovingly maintained and beautifully presented throughout. A bright and welcoming entrance hall sets the tone. Drawing you through to the rear of the property, past a range of versatile living spaces, is the impressive and generously sized living room, which flows seamlessly into a light-filled sun room. Both spaces enjoy wonderful views over the landscaped garden, creating a superb setting for relaxing, entertaining, or family gatherings. Patio doors open onto a covered decking area, ideal for outdoor dining and year-round enjoyment.

The heart of the home is the stunning L-shaped kitchen, fitted with stylish shaker-style units and complementary worktops. Offering ample space for family dining, it provides a perfect hub for everyday living and entertaining. Just off the kitchen is a practical utility room with internal access to the substantial double integral garage.

Off the hallway the main entrance and set to the rear is a superb principal bedroom suite, complete with en suite facilities and tranquil views over the garden. An additional double bedroom on this level enhances the home's flexibility, making it ideal for multi-generational living or guest accommodation.

