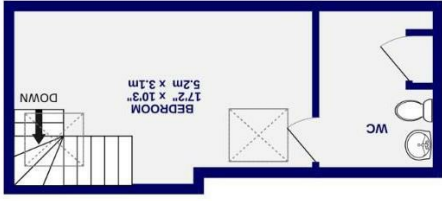
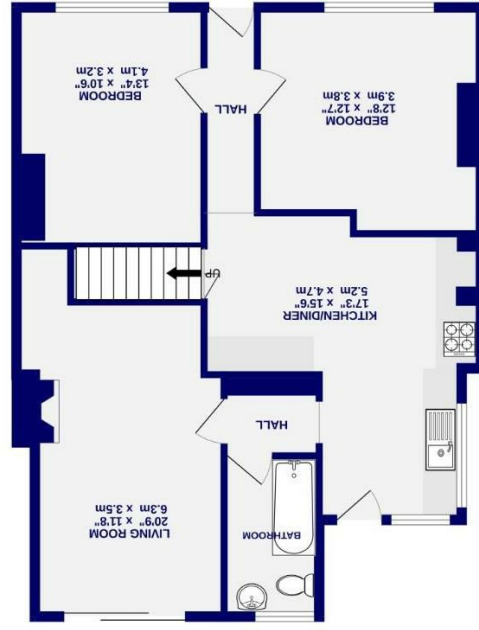


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Drome Road Copmanthorpe, York YO23 3TG

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Three Bedrooms
- Ground Floor Bathroom & First Floor W.C
- South Facing Rear Aspect
- Garden Studio
- Garage & Driveway
- No Onward Chain
- EPC E



While every attempt has been made to ensure the accuracy of the drawings, measurements of areas and other areas are approximate. It is advised that purchasers should verify the area and dimensions of the property and any fixtures and fittings shown have not been tested and no guarantee is given as to their operation. Measurements are given in metres and feet and inches. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. The drawings are for information only and should not be used as a guide to the actual property.

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TOTAL FLOOR AREA: 1029 sq ft (95.6 sq m.) approx.



Drome Road
Copmanthorpe, York
YO23 3TG

£365,000



A stunning example of a period semi-detached bungalow, this beautifully presented home has been sympathetically modernised throughout while still retaining a wealth of character. Set within the highly sought-after village of Copmanthorpe, the property enjoys peaceful surroundings and attractive nearby countryside views, while also offering excellent access to York city centre, the train station, and the A64 for travel further afield.

Copmanthorpe itself provides a strong range of local amenities, making this an ideal home for those looking to upsize into the area or downsize without compromise. Offered with no onward chain, it presents a rare opportunity in a desirable location.

Internally, the property is well arranged and thoughtfully designed. A central hallway provides access to two double bedrooms positioned at the front of the home, both enjoying large windows overlooking the front elevation. At the end of the hallway, the space opens into a superb open-plan kitchen-diner, beautifully updated with a range of Shaker-style wall and base units, complemented by stylish worktops and splashbacks. Original features, including an exposed chimney breast, add warmth and character, while multiple windows allow natural light to flood the space, creating a bright and airy feel with ample room for dining.

A second hallway leads to the principal bathroom, which has been tastefully updated with a modern suite including WC, wash basin, and bath with shower over. Completing the ground floor is a generous living room, enhanced by sliding patio doors opening onto the rear garden, along with charming features such as an oak effect beam and oak skirting boards, adding character to the space.

From the kitchen-diner, stairs rise to the first floor where a third bedroom is located, along with a convenient WC and a useful deep storage area.

