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# Lynwood View Copmanthorpe, York YO23 3SW

Freehold  
Council Tax Band - E

- Detached House
- Three Bedrooms & Study
- Two Reception Rooms
- Garage & Driveway
- Popular Village Setting
- Great Scope For Updating
- No Onward Chain
- EPC - E



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that you should verify the measurements of the overall floor area and not rely on the floor plan for any area, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide for any purchase. The floor, fixtures and appliances shown have not been visited and no guarantee as to their operation. Made with Metropix c2020

TOTAL FLOOR AREA: 1283 sq.ft. (119.2 sq.m.) approx.



Lynwood View  
Copmanthorpe, York  
YO23 3SW

£425,000



Located in the popular residential area of Copmanthorpe, to the south of York, this much-loved family home is offered with no onward chain and presents an exciting opportunity for further updating and renovation. With three bedrooms, two reception rooms and a generous, versatile plot, it's a property full of potential for a wide range of buyers.

Lynwood View is within easy walking distance of the village's local amenities, while also benefiting from excellent access to the outer ring road for travel further afield, along with regular bus connections into York city centre and the train station.

Internally, the property opens into an entrance hall, leading through to a spacious living room positioned to the left, enjoying plenty of natural light from windows to both the front and rear. A second reception room sits just beyond, providing flexible living space, along with access into the fitted kitchen, which offers a range of wall and base units and ample worktop space.

Upstairs, there are three double bedrooms and a study, which offers scope to be reconfigured into a fourth bedroom if required. A family bathroom and separate WC complete the internal accommodation.

Externally, the property enjoys gardens to multiple aspects, enclosed by a mix of fencing and hedging. Mainly laid to lawn, there are also patio areas ideal for outdoor seating, along with ample driveway parking and access to a single garage.

Sure to attract strong interest thanks to its sought-after location and potential, early viewing is highly recommended.

