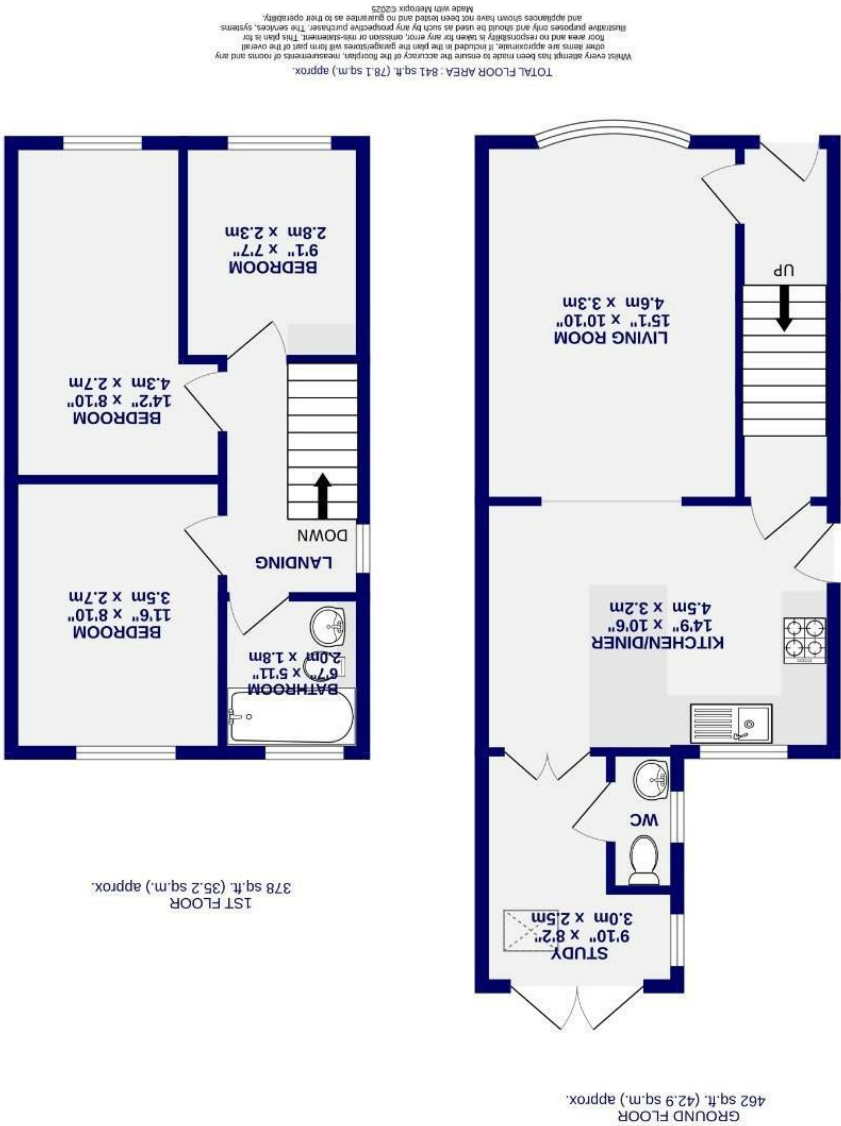


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- EPC D
 - Well Presented
 - Cul de Sac
 - Rear Extension
 - New Kitchen
 - Three Bedrooms
 - Detached House
- Freehold
Council Tax Band - C

Sawyers Crescent Copmanthorpe, York YO23 3YA



Sawyers Crescent
Copmanthorpe, York
YO23 3YA

£350,000

3 1

A beautifully updated and extended three-bedroom detached home, situated in the heart of Copmanthorpe, just a short walk from the village centre and highly regarded local school an ideal family home in a sought-after location.

The entrance hallway welcomes you with wood-effect flooring and leads to a spacious living room with a large bay window to the front, offering plenty of natural light and a cosy feel with a feature electric fire. The heart of the home is the stunning newly fitted open-plan dining kitchen, featuring sleek white handleless units, integrated appliances, and ample storage. This modern and functional layout is perfect for both everyday living and entertaining. The property has been thoughtfully extended to the rear, creating a bright and versatile study space with French doors opening onto the garden, alongside a convenient ground floor W.C.

Upstairs, the landing provides access to three well-proportioned bedrooms, two doubles and a generous single, all served by a modern family bathroom with a white suite including a shower over the bath. The loft is part boarded and insulated, offering useful storage space.

Externally, the home sits on a generous plot with a lawned front garden and private driveway providing parking for multiple vehicles. To the rear large storage shed and west-facing garden offer a perfect setting for outdoor relaxation and future potential for further extension, subject to the necessary consents. This home is a must-see for families looking to settle in one of York's most popular villages.

Council Tax Band C

