



Moor Lane
Copmanthorpe, York
YO23 3TJ

£460,000



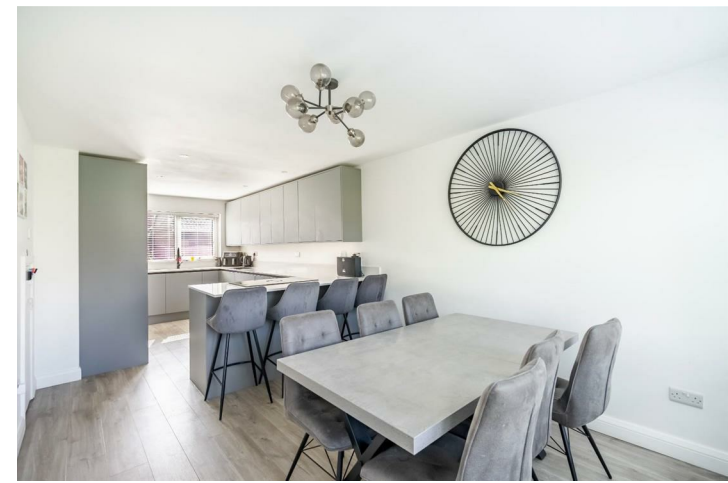
Located in the popular residential area of Copmanthorpe, to the south of York city centre and offering easy access to the Outer Ring Road, this immaculately presented detached home sits on a generous plot and makes an ideal family home. The property is well placed for the range of local amenities Copmanthorpe has to offer, along with regular bus connections to York city centre and railway station, and a selection of well-regarded schools.

Internally, the property opens into an entrance hall with access to an extended living room positioned to the left. Bright and airy, with windows across multiple aspects, this space has been thoughtfully divided by French doors to create two versatile living areas, both offering ample room for a range of furniture. Across the hall is the kitchen diner, fitted with a range of modern wall and base units providing excellent storage and worktop space, alongside space for dining. The kitchen also benefits from a range of integrated appliances, including a double oven, wine cooler, fridge freezer and dishwasher.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage and a shower en suite. The remaining bedrooms are served by an impressive three-piece family bathroom.

Externally, the property enjoys a spacious plot, with a rear garden of a southerly aspect, mainly laid to lawn and complemented by well-stocked flower beds, a tall hedge boundary providing privacy, and patio areas for outdoor seating. The former garage has been converted to create a useful study and utility room, with a shed beyond, while to the front there is driveway parking for multiple vehicles.

A superb home in both location and presentation, early viewing is highly recommended.





Moor Lane Copmanthorpe, York YO23 3TJ

Freehold
Council Tax Band - E

- Detached Family Home
- Four Bedrooms
- Two Bathrooms & Ground Floor W.C
- Generous Plot
- Converted Garage
- Driveway Parking
- Well Presented Throughout
- EPC TBC



TOTAL FLOOR AREA : 1299 sq.ft. (120.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability.
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