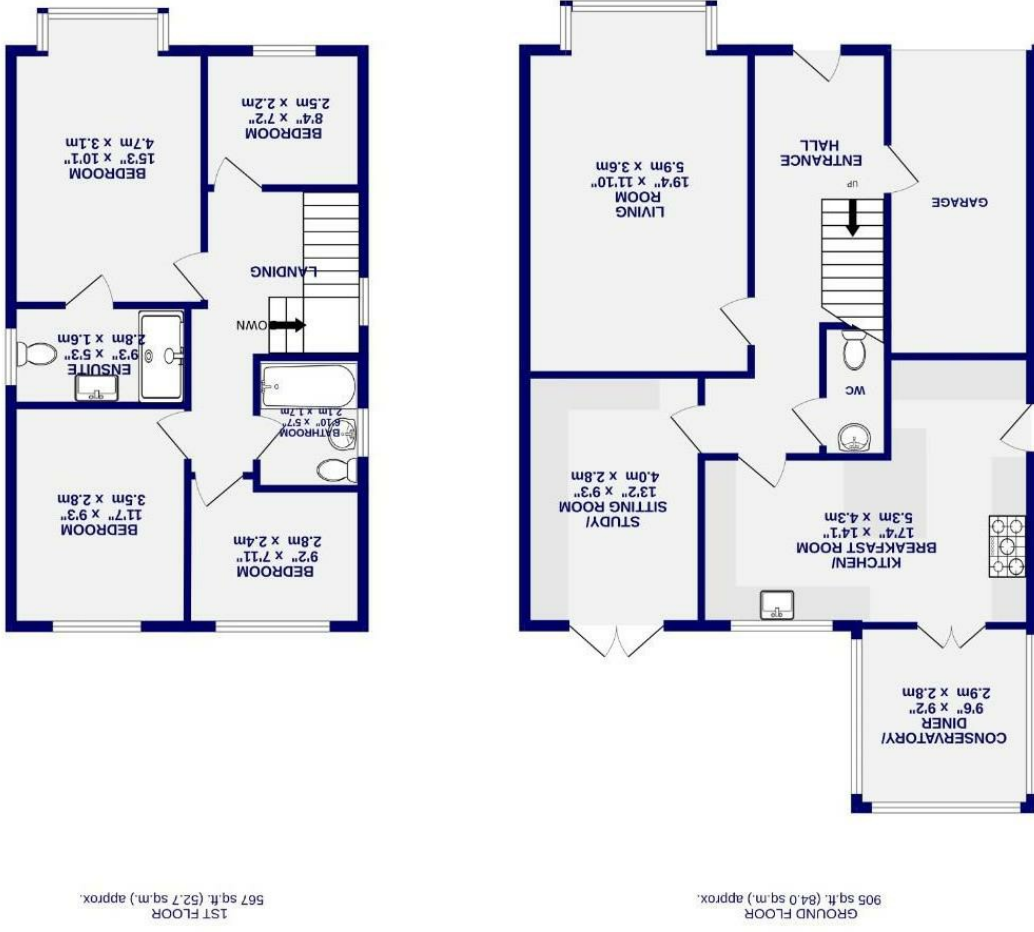


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Walls every where has been made to ensure the accuracy of the floorplan, measurement of rooms and any other areas are approximate. It should be noted that the dimensions are given in feet and inches and are not necessarily to scale. The floor plan is for information purposes only and should not be used as a guide to the actual dimensions of the property. The floor plan is for information purposes only and should not be used as a guide to the actual dimensions of the property. The floor plan is for information purposes only and should not be used as a guide to the actual dimensions of the property.



# Learmans Way, Copmanthorpe, York YO23 3LB

Freehold  
Council Tax Band - E

- Ideally Located In Popular Village of Copmanthorpe
- Beautifully Presented Throughout
- Three Bedrooms Plus En-Suite Master
- Large Reception Room
- Two Car Driveway
- Single Garage
- Lacanche Cooking Appliances
- Electric Car Charging Point
- EPC - TBC



Learmans Way  
Copmanthorpe, York  
YO23 3LB

Offers Over £425,000



Located in the highly sought-after village of Copmanthorpe, this impressive detached four-bedroom home offers beautifully appointed accommodation just south of York.

Ideally positioned for both village living and commuting, the property provides excellent access to the A64, with links towards Leeds, and is conveniently located near the Askham Bar Park & Ride. The home lies within the catchment for Millthorpe School and Manor School, and is also close to York College.

The property is introduced by an attractive hallway with engineered oak flooring, setting a refined tone throughout. A generous reception room features a squared-off bay window, creating a bright and elegant living space. A further reception room, currently arranged as a dining room and home office, benefits from bespoke fitted wooden furniture.

At the heart of the home is a stunning kitchen and breakfast room, finished with granite worktops and featuring a Lacanche range cooker and integrated Miele coffee machine. This space flows into a delightful conservatory, currently used as a dining area and enjoying views over the rear garden. A downstairs WC and single integral garage complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a front-facing principal bedroom with a beautifully fitted en-suite shower room, a further single bedroom, and two rear-facing double bedrooms, all served by a stylish three-piece family bathroom.

Externally, the property offers a well-sized north-west facing rear garden, ideal for afternoon and evening sun. To the front, an attractive facade with white timber pillars and distinctive stained-glass ground-level windows provides excellent kerb appeal.

Council Tax Band E

