



Farmers Way
Copmanthorpe, York
YO23 3XU

£500,000

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A substantial and beautifully presented detached family home, occupying a generous plot within the highly sought after village of Copmanthorpe. Offering versatile living accommodation, four bedrooms, a double garage and a superb landscaped rear garden, this impressive property is ideally placed for access to York city centre, the A64 and excellent local amenities.

The property is entered via a welcoming entrance hallway which leads through to the principal reception rooms. The spacious lounge is flooded with natural light from its bay window and additional dual aspect windows and is centred around an attractive living flame gas fire. A separate family room provides further reception space and enjoys French doors opening directly onto the rear garden, making it ideal for entertaining and modern family living.

The dining room sits to the front of the property and is conveniently positioned adjacent to the breakfast kitchen. The well appointed kitchen offers a range of fitted wall and base units with integrated appliances and opens into a dedicated breakfast area. A useful utility room and ground floor cloakroom complete the accommodation on this level.

To the first floor, the impressive principal bedroom suite features a comprehensive range of fitted furniture and benefits from a private ensuite shower room. There are three further well proportioned bedrooms served by a modern family bathroom.

Externally, the property enjoys an attractive open plan frontage with a block paved driveway providing ample off street parking. Double timber gates lead to an additional parking area suitable for a caravan, motorhome or trailer. To the rear is a beautifully landscaped garden featuring a generous patio, lawned areas, mature planting and hedged boundaries creating an excellent degree of privacy.

A detached double garage with electric doors provides further parking and storage.

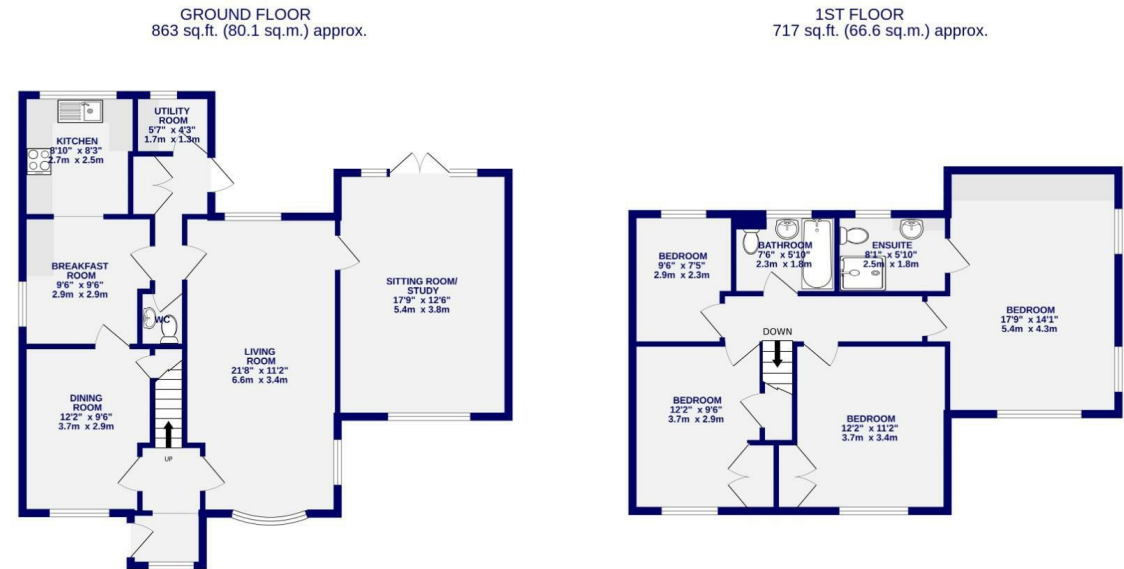




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Freehold
Council Tax Band - D

- Detached House
- Double Storey Side Extension
- Four Bedrooms
- Two Bathrooms
- Driveway And Double Garage
- Corner Plot
- No Onward Chain
- EPC C



TOTAL FLOOR AREA : 1580 sq.ft. (146.7 sq.m.) approx.
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