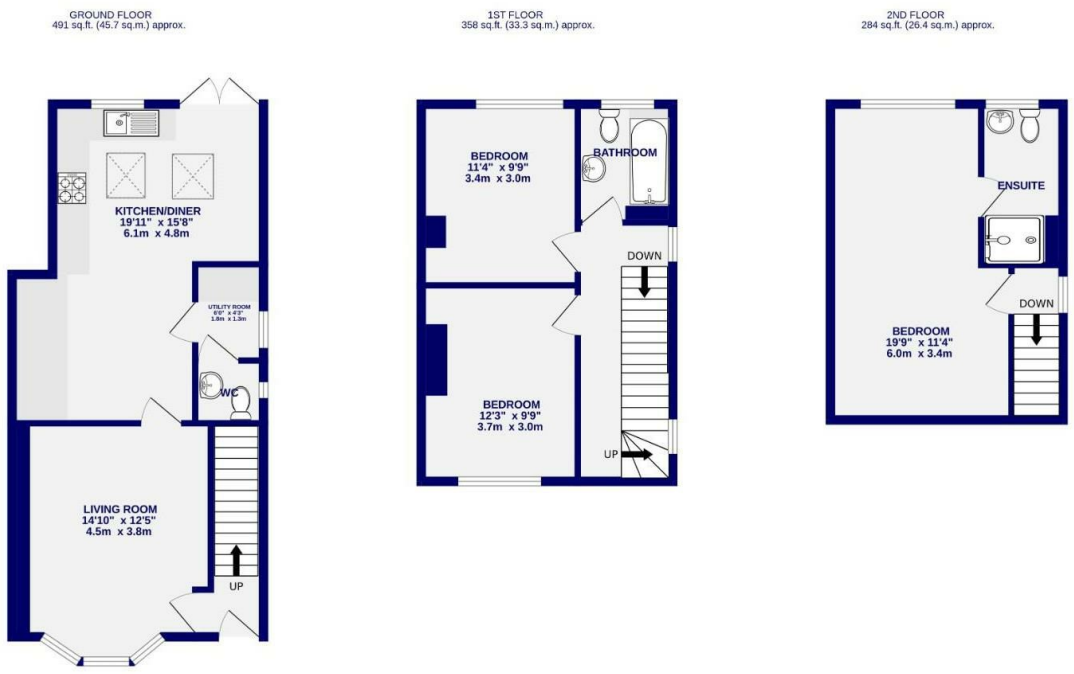


Moor Lane
Copmanthorpe, York
YO23 3TJ

Freehold
Council Tax Band - B

- Extended Three-Bedroom Family Home
- Recently Fully Refurbished Throughout
- Sought-After Copmanthorpe Village
- Impressive Open-Plan Kitchen Diner
- Separate Front Reception Room
- Principal Bedroom With En Suite
- Stylishly Appointed Family Bathroom
- Newly Landscaped Driveway Providing Off-Street Parking
- Private Garden And Patio
- EPC TBC



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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/stores 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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£390,000

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Situated on Moor Lane in the highly regarded village of Copmanthorpe, which offers an excellent range of local amenities, schooling and transport links, the property also provides convenient access into York and towards the outer ring road. This beautifully refurbished and extended three-bedroom home offers an excellent blend of stylish interiors, well-planned living space and quality finishes throughout. The property has undergone a comprehensive programme of refurbishment, with particular attention given to creating a wonderful open-plan kitchen and dining space to the rear, together with a superb principal bedroom occupying the entire second floor and benefiting from its own en suite shower room.

The ground floor opens into a welcoming entrance hall, leading through to a separate front reception room providing a lovely space to relax, complete with herringbone flooring, built-in shelving and an entertainment wall. To the rear, the property has been extended to create an impressive kitchen and dining area, fitted with an attractive range of contemporary Shaker-style units, complemented by quality work surfaces and integrated appliances. There is ample room for dining, while the rooflights and glazed doors draw in plenty of natural light and provide access to the outside. A useful separate utility room and ground-floor WC complete this level.

To the first floor are two well-proportioned bedrooms, together with a beautifully appointed family bathroom, finished with a modern suite and shower over the bath. Occupying the second floor is a particularly generous principal bedroom, created within the converted roof space and offering an excellent degree of privacy. This lovely room is complemented by its own en suite shower room, creating a superb main bedroom suite.



















