



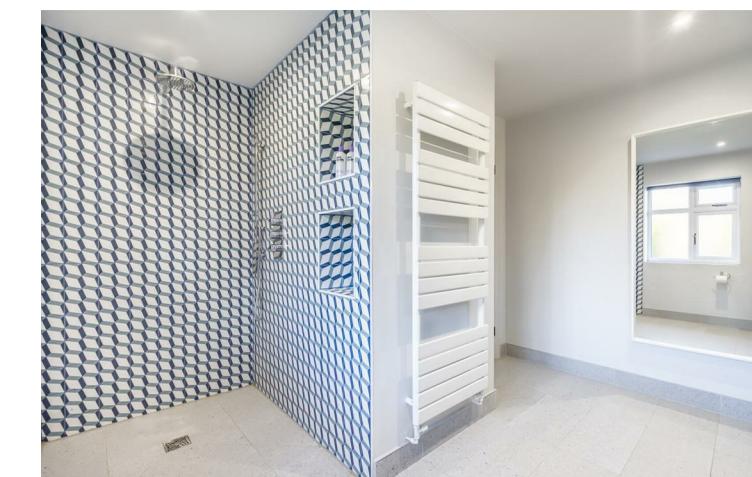
College Road  
Copmanthorpe, York  
YO23 3US

£675,000



Located in the highly regarded village of Copmanthorpe, to the south of York, this stunning four bedroom family home has been thoughtfully extended to the rear and is presented in immaculate, turnkey condition throughout. Finished with a strong sense of style and attention to detail, the property offers spacious open plan living alongside a private rear garden, garage and driveway parking, making it an ideal home for a growing family. Copmanthorpe itself provides a range of local amenities including shops, eateries and well-regarded schools, together with regular bus links to York city centre and the railway station, while also benefiting from convenient access to York's outer ring road for commuting further afield.

Internally, the property is entered via a wide and welcoming entrance hall with a useful cloakroom and WC. To the front lies an elegant living room, featuring a large window that allows natural light to flood the space, complemented by herringbone flooring and a contemporary encased gas fire. To the rear is the true heart of the home: an impressive open plan kitchen, living and dining area with underfloor heating. This exceptional space enjoys bi-folding doors opening onto the rear garden, along with additional Velux windows that enhance the sense of light and space. The current owners have installed a high-quality Kuchenhaus kitchen with stylish wall and base units and a comprehensive range of integrated appliances. The remainder of the room offers excellent versatility for both dining and relaxed living, with exposed structural steel beams adding character. Completing the ground floor is a practical utility room with further storage, providing internal access to the integrated garage, as well as a side door leading directly to the garden.

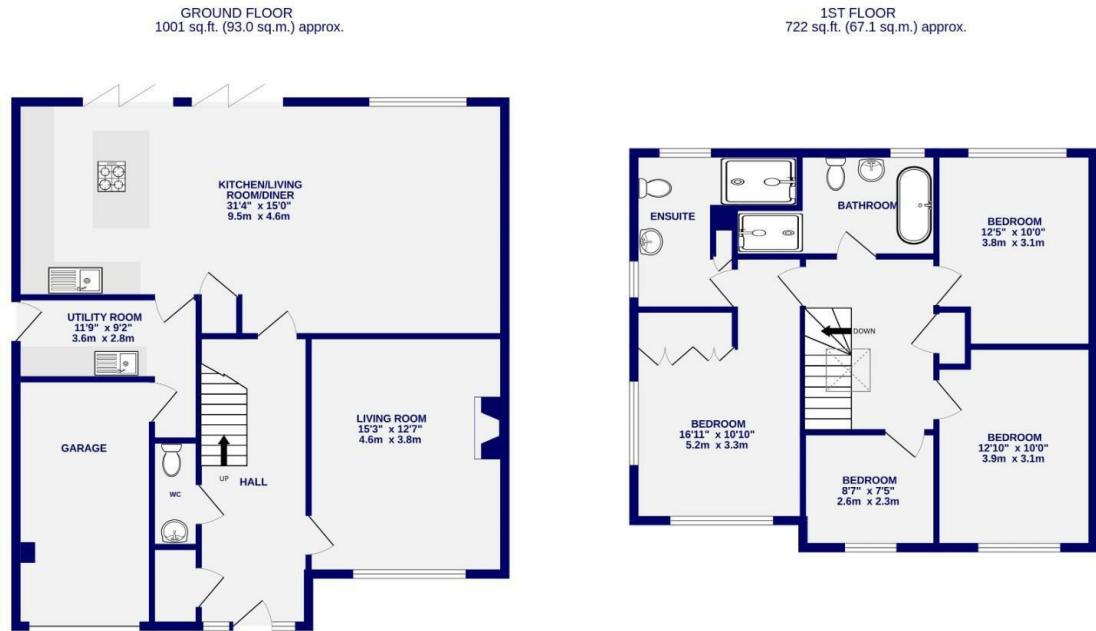




# College Road Copmanthorpe, York YO23 3US

Freehold  
Council Tax Band - D

- Detached Family House
- Four Double Bedrooms
- Two Bathrooms & Ground Floor W.C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Residential Setting
- Perfect Family Home
- EPC - D



TOTAL FLOOR AREA: 1723 sq.ft. (160.1 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 required the plan the garage/garages will form part of the overall floor area. This representation is taken for the purpose of marketing the property and is not intended 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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