







Sawyers Crescent, Copmanthorpe, York, YO23 3YA

- End Terrace Family Home
- Stunning Condition Throughout
- Open-Plan High-Gloss Kitchen/Diner With French Doors
- Wrap-Around Garden, Driveway Parking And Garage
- Modern Three-Bedroom
- Air Source Heat Pump And Underfloor Heating
- Desirable Corner Plot In Sought-After Copmanthorpe Village
- Council Tax Band C

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DESCRIPTION

A beautifully presented and modern three-bedroom semi-detached family home, occupying a desirable corner plot in the highly sought-after village of Copmanthorpe. Thoughtfully maintained and updated, the property offers efficient, comfortable living with an air source heat pump and underfloor heating, making it an appealing choice for families and professional buyers.

The accommodation opens with an entrance hall leading to a neutral, bright lounge with a front-facing window. To the rear is a modern open-plan kitchen/diner, fitted with high-gloss base and wall units, generous preparation space, room for a dining table and French doors opening onto the rear garden. A ground-floor W.C. and useful utility area complete the ground floor.

The first-floor landing gives access to three well-proportioned bedrooms, including a full-width primary bedroom with fitted wardrobes providing excellent storage. The contemporary four-piece house bathroom features a separate shower, bath, WC and wash hand basin.

Externally, the property enjoys a wrap-around lawned garden and a driveway offering ample off-road parking, leading to the garage. The rear garden is well maintained, featuring a patio, decking and a raised lawn area with artificial grass — ideal for outdoor dining and family use.

Copmanthorpe remains one of York's most popular villages, positioned approximately three miles south-west of the city. It offers excellent amenities including shops, sports clubs, a public house and strong community facilities, while the A64 provides superb access to York, Leeds and the wider road network.







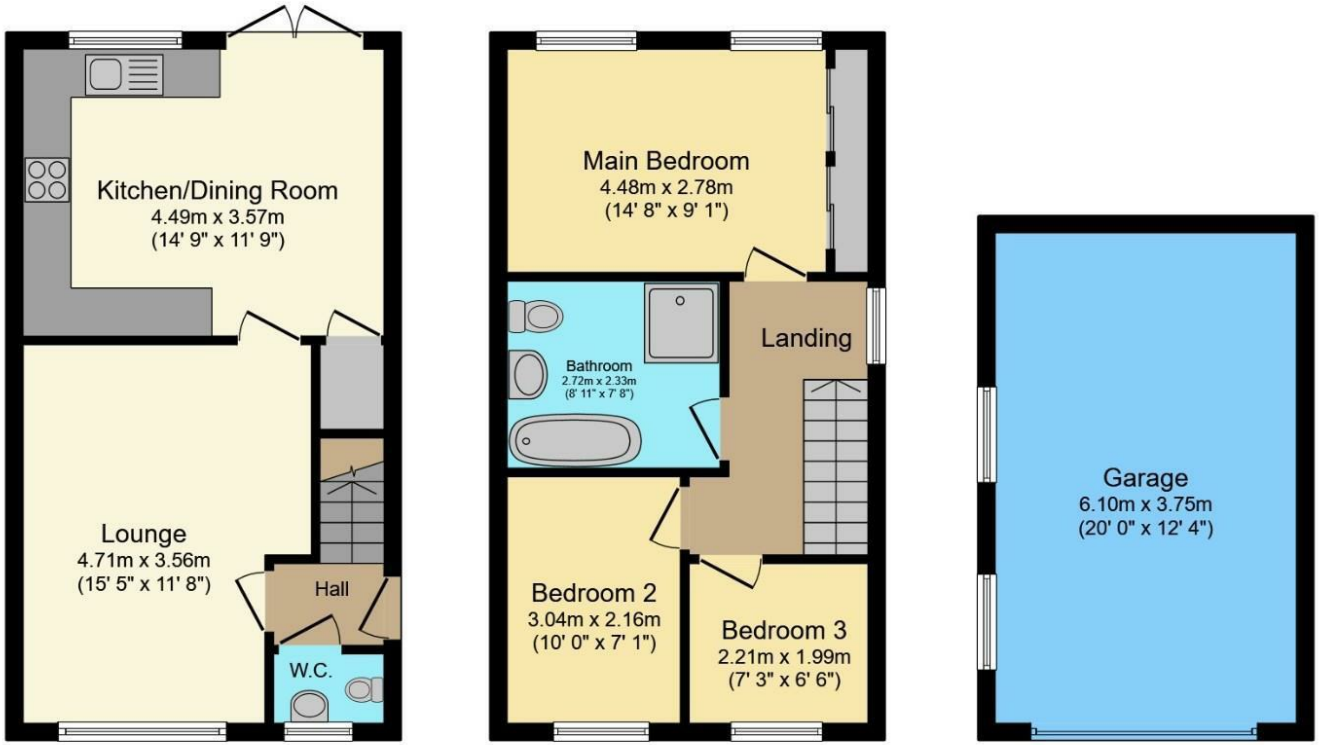












Total floor area 98.1 m² (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

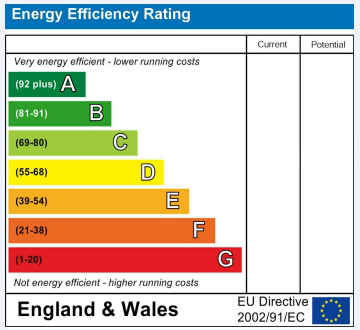
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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