



Wilstrop Farm Road, Copmanthorpe, York, YO23 3RY

- WELL PRESENTED FAMILY HOME
- AMPLE LIVING SPACE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- HIGH QUALITY FINISH THROUGHOUT
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS W.C
- ENSUITE

Guide Price £595,000



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DESCRIPTION

Hunters presents this impressive four-bedroom detached property in the sought-after village of Copmanthorpe, just off the A64 on the south-west side of York. The village has a lovely community and boasts a wide range of local amenities including shops, pubs, cafes, primary school and much more.

The home sits on an attractive plot with off-road parking for multiple cars to the front and lawned garden. The rear, lawned garden is composed of a combination of wooden decking and paved seating areas with mature, fenced borders to create a safe, family-friendly space.

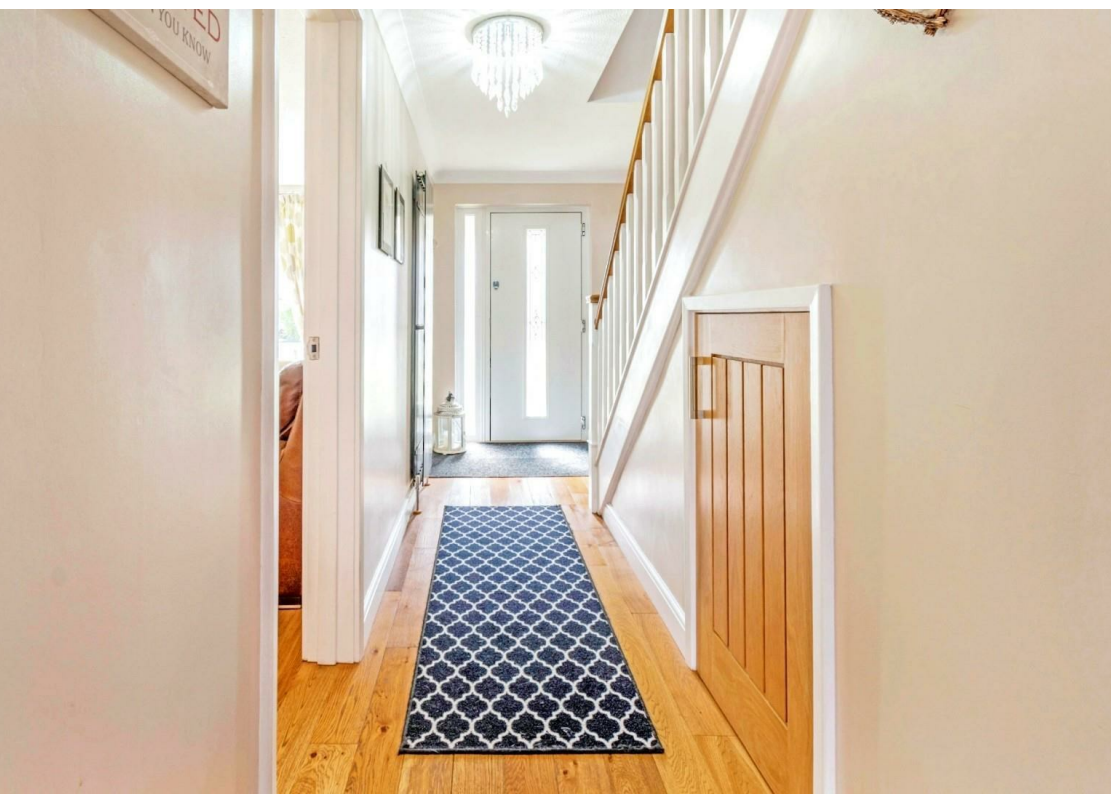
The ground floor accommodation comprises a spacious entrance hall with stairs leading to the first floor, understairs storage and downstairs W.C. To the front of the home, a beautifully finished living room with log-burning fire to draw a focal point to the room.

The home flows through to a generous, open plan kitchen/snug with central island, fitted with a range of base and wall units and integrated appliances finished to a remarkably high standard and bi-fold doors allowing plenty of natural light to flood the room. Furthermore, the space extends to a downstairs office/study and a utility room, plumbed for a washing machine and dryer with access to a converted integral storeroom.

The first-floor accommodation benefits from three double bedrooms, one of which benefits from fitted floor-to-ceiling wardrobes and a principal bedroom with a modern three-piece en suite. Finally, to complete the first floor, the home offers a modern, shared family three-piece bathroom.

A viewing is highly advised to appreciate all this family home has to offer.







Ground Floor

First Floor

Total floor area 149.7 m² (1,611 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

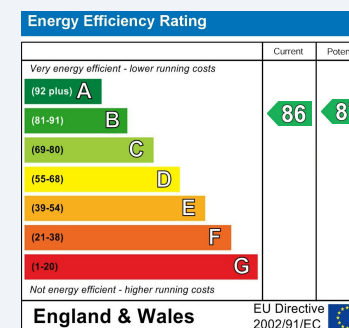
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.