

## Drome Road, Copmanthorpe, York Offers Over £500,000

Offered with no onward chain, this spacious detached home enjoys a peaceful semi-rural setting in the highly sought-after village of Copmanthorpe, just south-west of York. Ideally placed for easy access to the A64, the property is moments from the village centre which offers an excellent range of local shops, cafés, schools and amenities.





Lovingly maintained by the current owners, the property presents an exciting opportunity for a new owner to remodel and update to suit modern living. The generous layout, high ceilings and flexible room arrangement make it an ideal choice for a growing family.

A welcoming side entrance leads into a bright hallway, giving access to the principal reception rooms. The sitting room provides an inviting space to relax or entertain, while the additional living room features striking full-height glazing and doors, filling the space with natural light. The kitchen offers an extensive range of fitted units and cabinetry, sitting alongside a formal dining room which could be opened up to create a superb open-plan kitchen/dining/living space if desired. French doors from the dining room open onto a raised decked terrace, perfect for summer dining, with steps leading down to the garden. The ground floor is completed by a rear hallway and a contemporary shower room.

Upstairs, a central landing leads to four generously proportioned double bedrooms and a three-piece family bathroom. There is also useful loft storage.

Externally, the property is approached from Drome Road with a gravelled driveway providing off-street parking and a front garden with mature planting. To the rear, the attractive lawned garden features seating areas, mature trees and newly installed timber fencing, creating a private and peaceful outdoor retreat.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

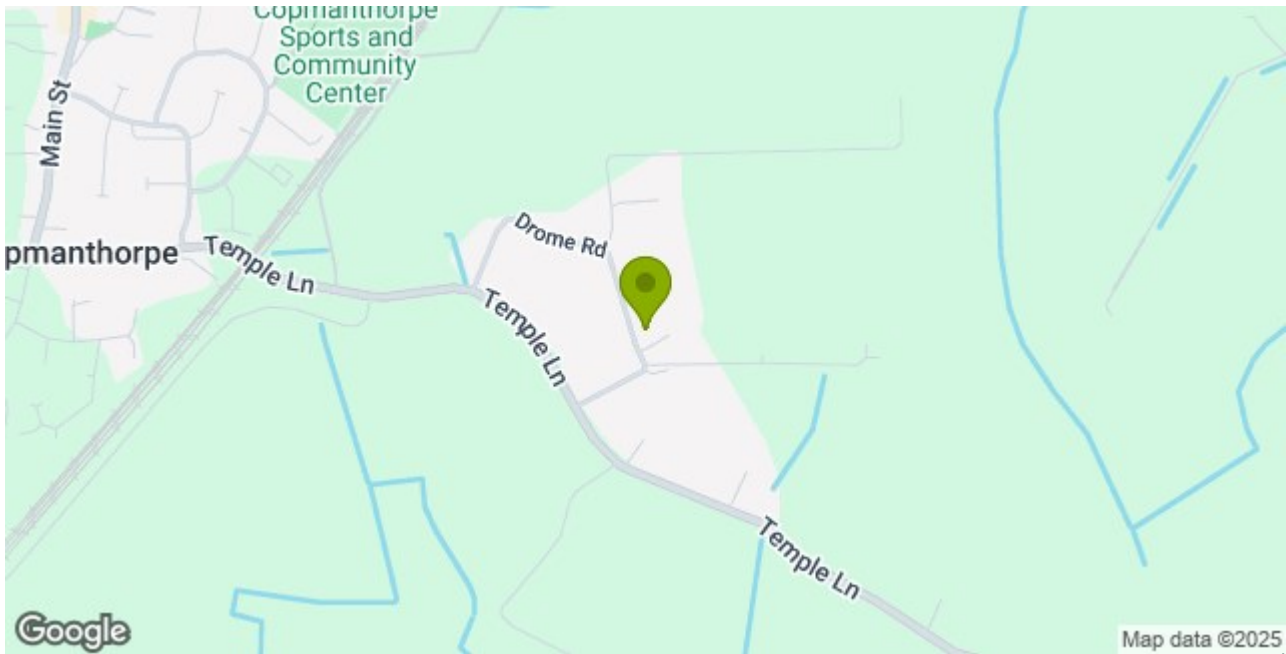
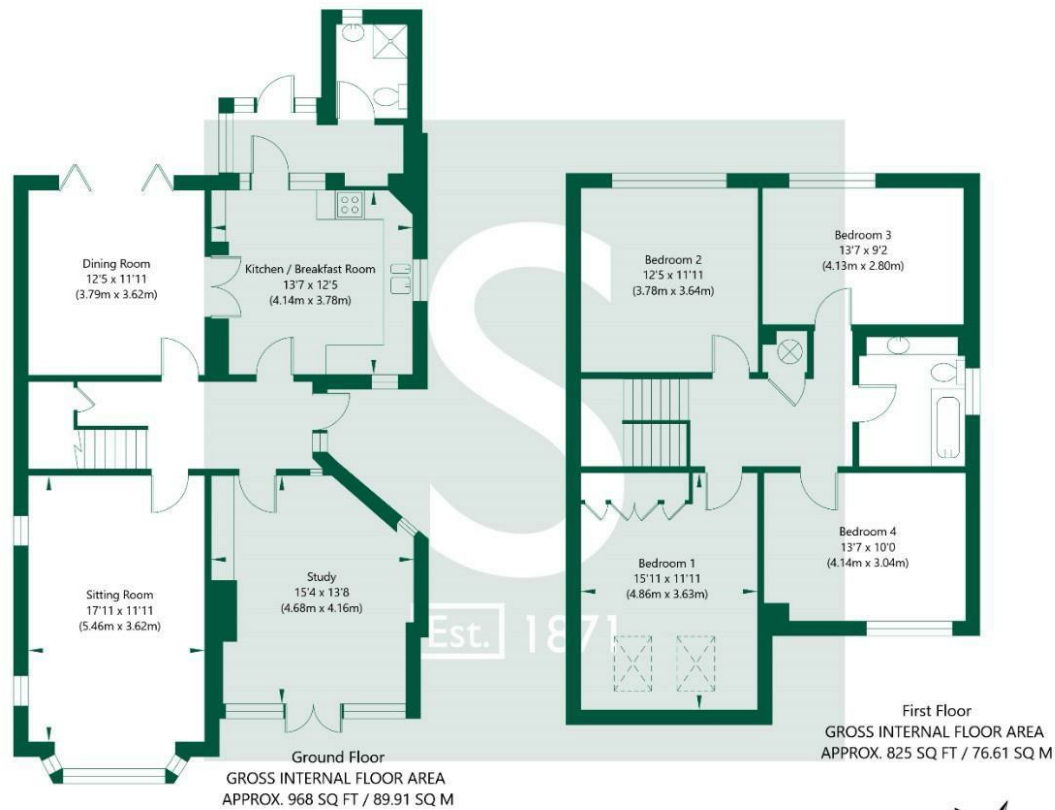
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Drome Road, Copmanthorpe, York, YO23 3TG



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