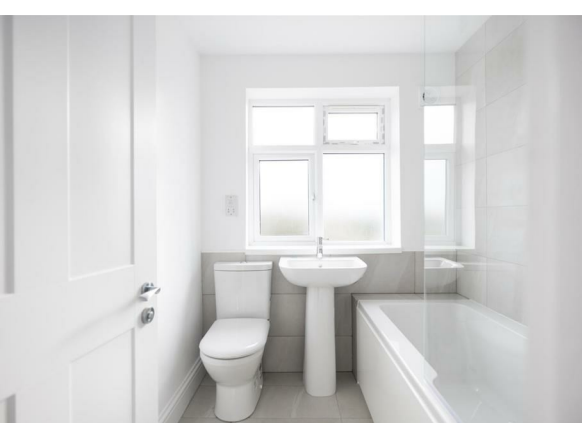




## Top Lane, Copmanthorpe, York £495,000

This fully renovated and extended three bedroom semi-detached home with a substantial 75m rear garden is situated in the well regarded village of Copmanthorpe. Offered with the benefit of no onward chain and ready to move in, this home is sure to appeal to a range of buyers.



## Accommodation

The property is accessed via a gravelled driveway through a UPVC sage green door into a welcoming entrance hallway, with stairs leading to the first floor accommodation. There is a handy W.C accessed from the hall, with a low flush w.c and ceramic sink with mosaic style tiles.

To the left is the main reception room, offering a large bay window with newly fitted carpets and neutral décor overlooking the front aspect. The chimney is still accessible which leaves the potential for an open fire to be fitted as well as in the dining area, which could add a lovely new feature to this modern home.

To the rear elevation is the stunning kitchen diner with bifold doors heading out to the larger than average rear garden. Having been extended to create a sociable and bright space there is ample room for hosting whilst still allowing for an island and dining table / lounge area. The kitchen boasts an array of off white wall and base units with an integrated Bosch Oven, Lamona Hob with extractor hood, built in fridge freezer and dishwasher and is completed by a resin sink with mixer tap over. Featuring two velux windows and bifold doors, there is an abundance of natural light which is maximised by the south facing plot. There is also a lovely exposed original beam positioned above the kitchen fireplace.

Ascending to the first floor, there are two double bedrooms and the house bathroom. The main bedroom overlooks Top Lane, offering a large bay window, and again newly fitted carpets. The modern house bathroom briefly comprises of, a panelled bath with waterfall shower over, tiled splashback and shower screen, a low flush w/c, ceramic sink and is finished with a heated towel rail.

Completing the internal accommodation on the second floor is a third double bedroom, with an additional room perfect as a home office / dressing room or it has the potential to be converted into an ensuite, creating an impressive master bedroom on the top floor,

Externally, the property has a large, private south facing rear garden extending to approximately 75m long with a newly laid patio area and a well proportioned lawn. There is also lots of scope for future development, purposefully left for the next owner to personalise the outdoor area - whether it be the addition of a home office . gym space or alternatively a separate area for vegetable patches or play equipment for families. To the front, there is ample driveway parking with a lawned area and attached garage which has newly fitted doors to the front and rear, allowing for side access to the garden.

Positioned on Top Lane, in the desirable village of Copmanthorpe there are a variety of amenities close by, including The Royal Oak Pub, a Co-Op, Doctors Surgery, Primary school, a Pre-School Nursery as well as Sports Facilities. Copmanthorpe is located four miles South West of York City Centre and provides easy access to the A64 for commuters, and is located just nineteen miles from Leeds City Centre. Askham Bar Park and Ride is located just less than one mile away with a direct route to York Centre & Train Station, as well as a local Bus Service to the Village. Having been completely modernised throughout this home is turnkey and ready for its next family.

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: C

Council Tax: C - City of York

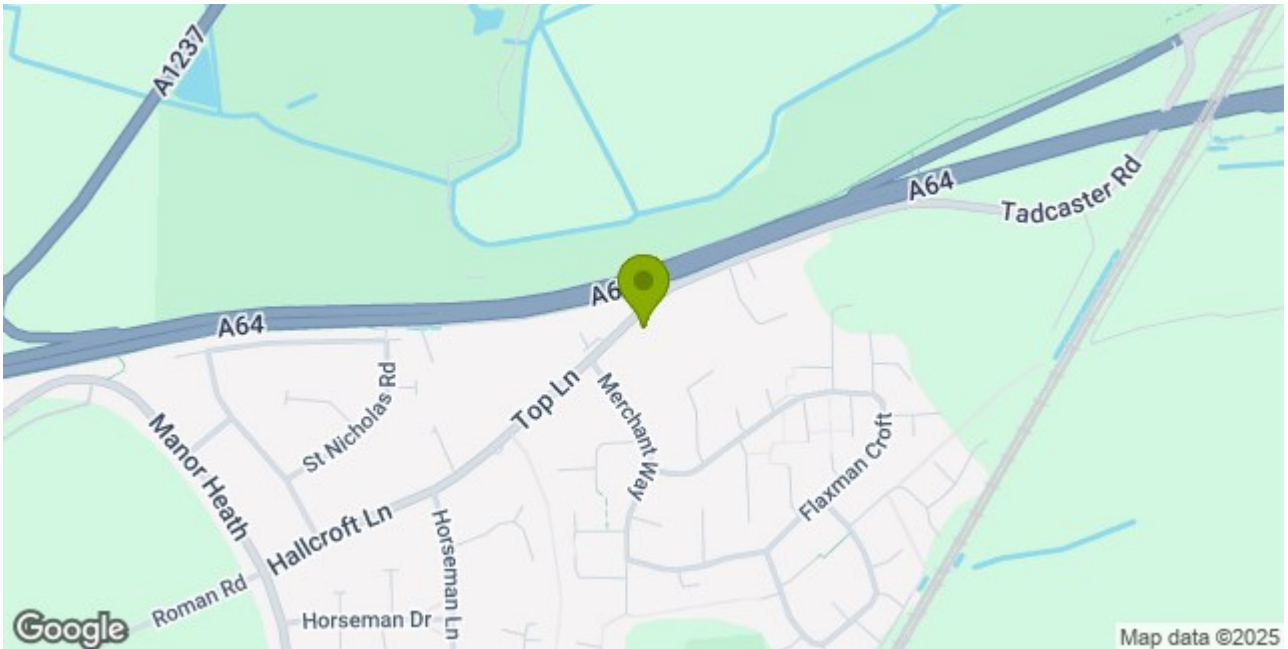
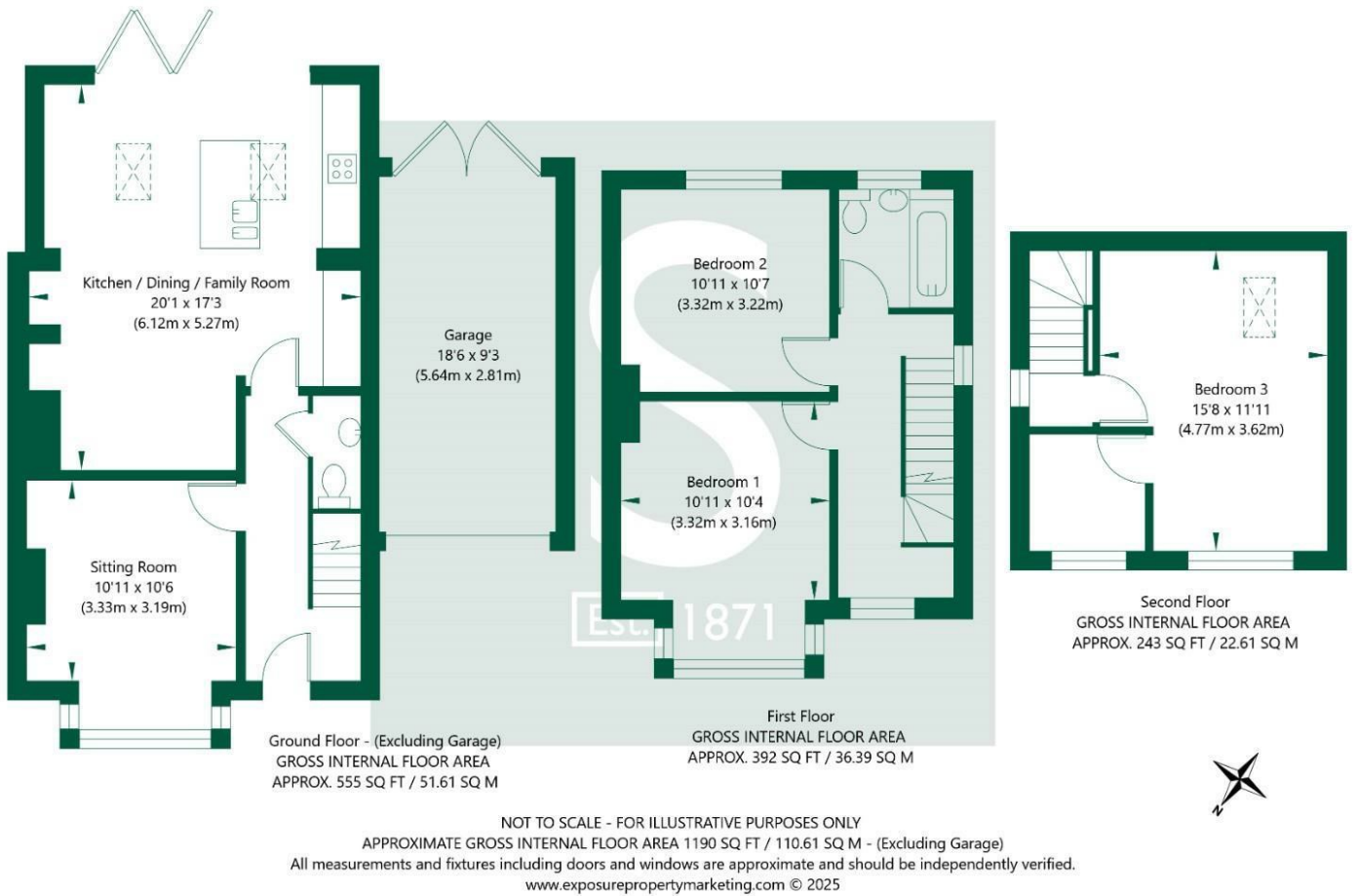
Current Planning Permission: No current valid planning permissions

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

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



Top Lane, Copmanthorpe, York, YO23 3UJ



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