

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

Offered for sale with no forward chain, this lovingly maintained four-bedroom detached residence offers a super opportunity to remodel and improve to modern styles of living in this beautifully quiet, semi rural location. Situated close to the heart of the highly sought-after village of Copmanthorpe, south-west of York, the home offers great access to the A64 and a wonderful range of local amenities.



The home has been lovingly cared for throughout and offers flexible, bright and spacious accommodation with a generously proportioned layout and the benefit of high ceilings throughout. Ideal for growing families the residence is nestled just off Temple Lane, which enjoys a convenient location with easy access to great range of amenities in Copmanthorpe village and the A64 dual carriageway with links to the A1(m) and M1 motorways.



The unique accommodation comprises a welcoming side entrance door which opens into a lovely hallway from the entrance hall is a fabulous sitting room offering a great area to host friends a family, in addition is a separate living room featuring stylish fully height glazing and doors.



A kitchen comprising an extensive range of fitted unit and cabinetry runs alongside, and the dining room providing superb potential for more open plan living should a discerning purchaser wish. The dining room boasts French doors leading onto a raised decked area before leading down to the lawned garden. Additionally, there is a rear hallway, a contemporary ground-floor shower room.

To the first floor a central landing gives access to four well-proportioned double bedrooms, along with a three-piece family bathroom, and ample loft storage.



Externally, the home is accessed off Drome Road with the property benefiting from a gravelled driveway offering off-street parking to the front, bordering mature gardens

To the rear is a delightful lawned garden with seating areas, mature trees, and new timber-fenced boundaries, providing both privacy and charm.

Agents Note

Additional land, clearly defined with a blue boundary, is offered as part of the purchase, should a buyer desire a larger garden or space of a shed/store.

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

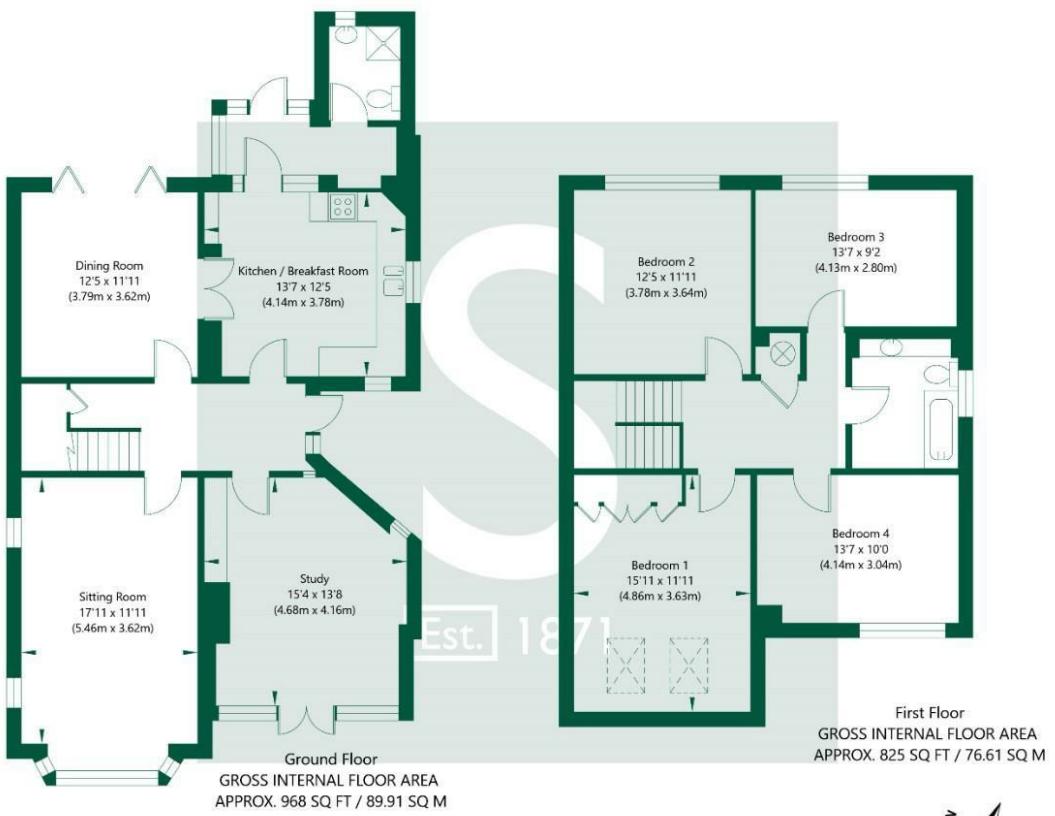
Council Tax: F - City of York

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.



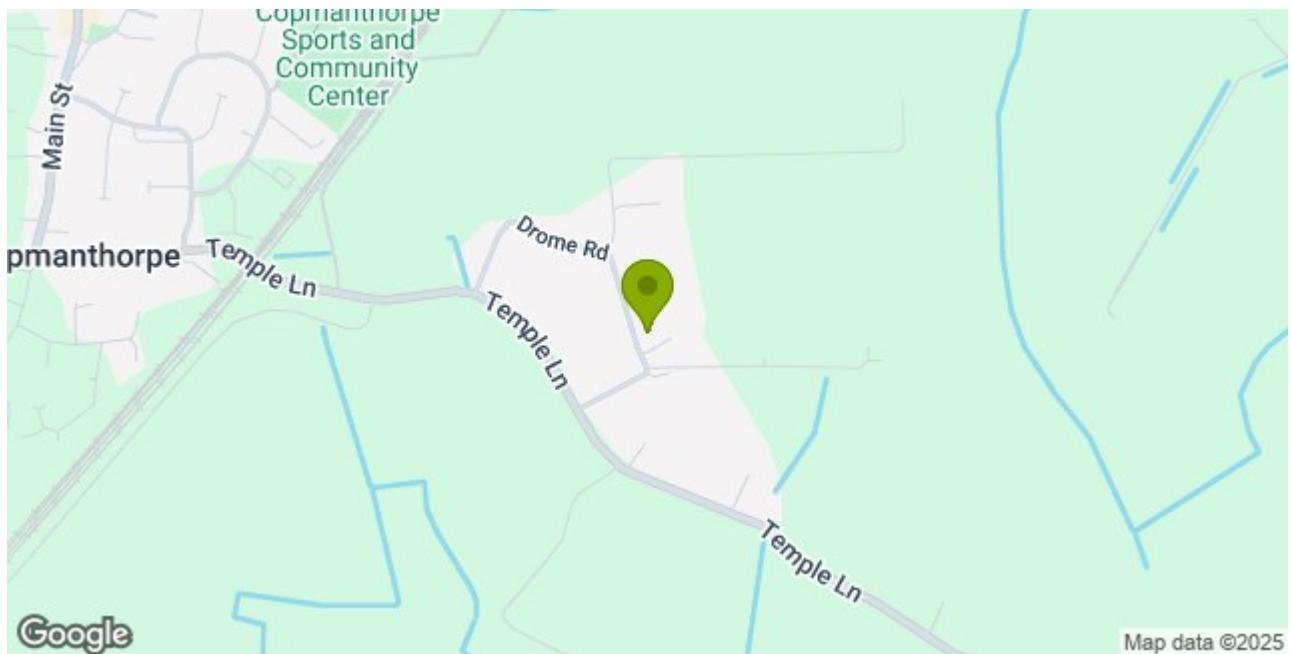


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1793 SQ FT / 166.52 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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