






20 Flaxman Croft Copmanthorpe  
York, YO23 3TU  
**£399,995**

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**\*In need of modernisation\*** A fantastic opportunity to acquire this four-bedroom detached home situated in the highly sought-after village location of Copmanthorpe, offering convenient access to York City Centre, local amenities and excellent transport links for commuting further afield.

While the property is in need of modernisation, it offers potential for buyers to update and personalise the space, creating a superb long-term family home in one of York's most desirable village locations.

The property is entered via a welcoming entrance hall, which benefits from a side window allowing light to flow through the space. From here, the accommodation opens into a generous and well-proportioned lounge, providing a comfortable living area ideal for relaxing or entertaining guests.

To the rear of the property is an extended kitchen diner, offering an excellent amount of worktop and cupboard space along with ample room for dining. The ground floor accommodation is further complemented by a useful utility room & study, providing additional storage and laundry space, as well as a convenient downstairs WC & store room.

To the first floor, the property offers four well-sized bedrooms, making it ideal for growing families or those requiring additional space for home working. The principal bedroom benefits from its own en-suite room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a low-maintenance front garden with a driveway providing off-street parking for two vehicles. To the rear is a landscaped garden with a desirable south-east facing aspect, providing an excellent outdoor space for relaxing, entertaining or family use.





### **Hallway**

### **Lounge**

15'2" x 11'8" (4.64m x 3.58m)

### **Kitchen**

14'11" x 10'6" (4.57m x 3.22m)

### **Conservatory**

15'0" x 9'7" (4.58m x 2.94m)

### **Study**

7'11" x 7'8" (2.43m x 2.36m)

### **Utility Room**

8'2" x 3'11" (2.51m x 1.21m)

### **Downstairs WC**

### **Master Bedroom**

16'3" x 7'8" (4.97m x 2.36m)

### **En-Suite**

7'7" x 3'4" (2.32m x 1.04m)

### **Bedroom 2**

14'6" x 8'11" (4.44m x 2.74m)

### **Bedroom 3**

11'2" x 8'9" (3.42m x 2.69m)

### **Bedroom 4**

7'11" x 6'11" (2.43m x 2.13m)

### **Bathroom**

6'4" x 5'9" (1.94m x 1.77m)

### **Garage**

9'11" x 7'8" (3.03m x 2.36m)

### **Agents Notes**

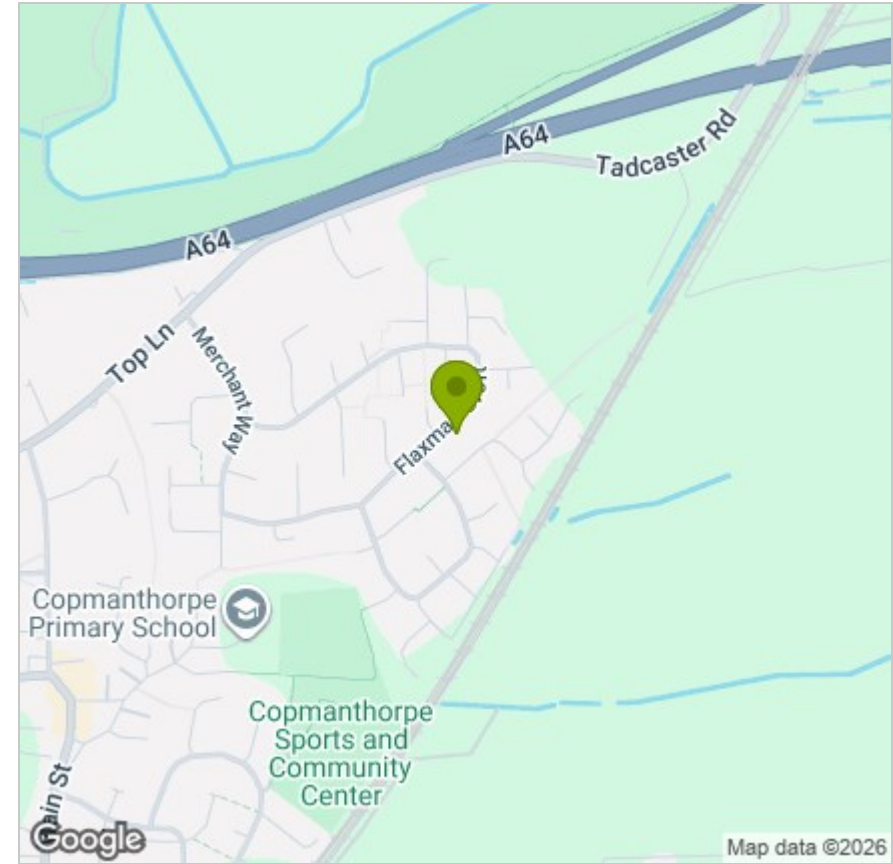
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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