

LANCASTER
SAMMS

4 Tadcaster Mews, Copmanthorpe

York

£995,000



The remarkable Yorkfield House forms part of the recently built Tadcaster Mews, a small and highly exclusive development of just four luxury detached houses from Daniel Gath Homes.

Accessed by a sweeping private drive, Yorkfield House is choicely positioned at the far end of the development, set back off Tadcaster Road and offers exceptional family accommodation. Since new, the property has been significantly upgraded including a recently installed bespoke kitchen and high specification bathrooms throughout.

Internally a welcoming hallway with parquet flooring and fitted cloaks storage/WC leads to the principal accommodation including a generous and luxurious lounge with log burner and bay window. In addition is a further family room with fitted media cabinet and bi-doors onto the garden.

Situated at the rear is the centrepiece of the house, the stunning open plan dining kitchen area with dual bi-fold doors and a large central island, all complemented by quartz worksurfaces.

The high-quality kitchen boasts two integrated Neff ovens and warming drawers, combi microwave oven, coffee machine, along with wine cooler, dishwasher, large fridge, and inset sink with Quooker hot water/sparkling & filtered tap. A ceramic hob sits within the island with slimline extractor over.

A generous utility room provides space for washer and dryer, superb bespoke laundry cabinet and courtesy door to the side.

Stairs from the hallway lead to a first-floor landing and four well-proportioned double bedrooms including the Master with built in dressing room and en-suite bathroom with hand painted slipper bath. Bedroom two also boasts an en-suite with walk in shower and there is a further house bathroom

Externally, to the front is mature landscaping and ample parking in front and to the side of the double garage (with provision for electric vehicle charging). The large garage also features eaves storage, side door and CCTV. There is additional guest parking.

The southerly rear garden enjoy much of the days sun and has been professionally landscaped to offer a good degree of privacy. There are natural stone patios and walkways from both the family room and kitchen. Gated access to the front is on both sides.

In summary, a fabulous opportunity to secure a substantial and beautifully appointed property, which presents in truly walk in condition. With the advantage of ground floor underfloor heating and solar panels.

Tenure: Freehold













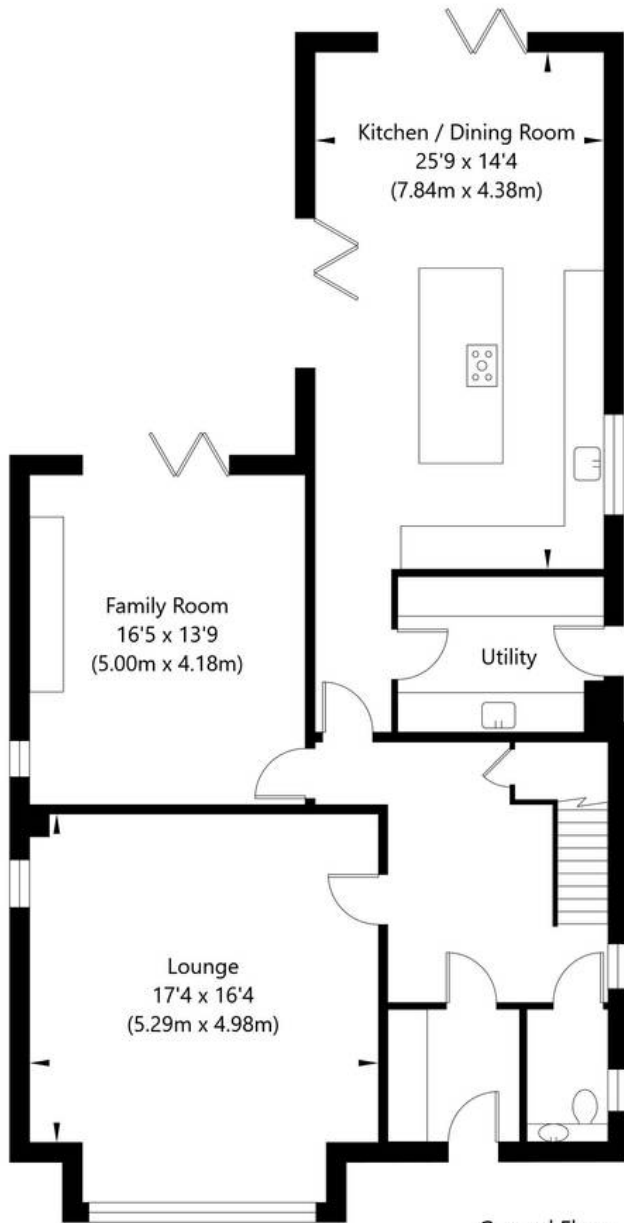




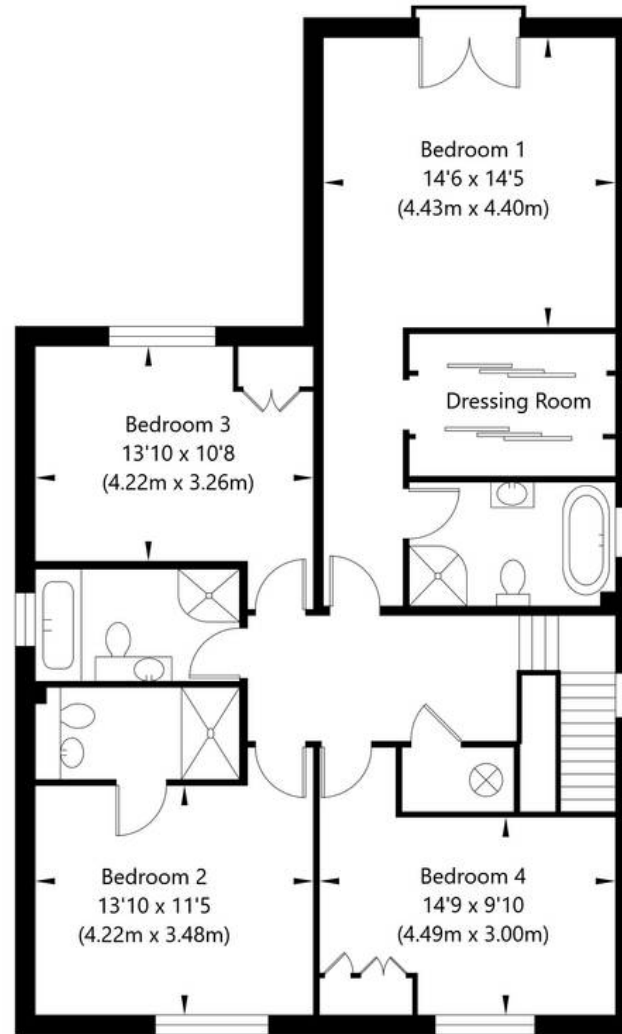




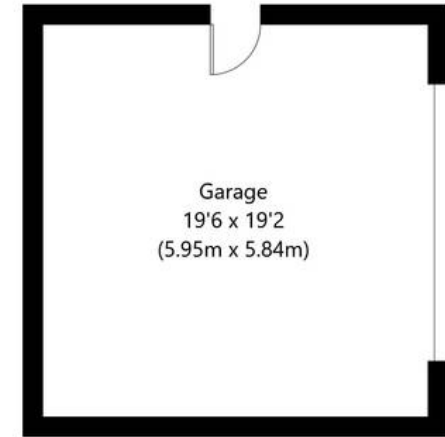
Tadcaster Mews, Copmanthorpe, York, YO23 3AB



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1288 SQ FT / 119.64 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1184 SQ FT / 109.96 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2472 SQ FT / 229.6 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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