

LANCASTER
SAMMS

23 Flaxman Croft, Copmanthorpe

York

£485,000



Located within the ever popular village of Copmanthorpe, this four bedroom detached home offers a fantastic blend of elegant design and modern comfort having been extended and remodelled in 2020. Offered with the convenience of vacant possession and no forward chain. Upon entering the property, the entrance hall leads to a well-appointed living room bathed in natural light from the large, UPVC bay window. Decorated in neutral tones with high quality wood effect flooring, chrome sockets and switches and oak doors which continues throughout. From the living room is access to the highly impressive open-plan kitchen and dining room at the rear of the property.

The heart of this room is the large kitchen island, with stone worktops edged with an oak breakfast bar and seating provision for several bar stools. The in-built floor to ceiling storage units include integrated fridge freezer, double eye level oven and dishwasher. There is also adequate space for a further dining table/chairs. Bi-fold doors off the kitchen lead directly into the rear garden and patio area. Furthermore, off the kitchen is a useful utility room which includes provision for a washer/dryer. A ground floor cloakroom/WC with access to the integral garage completes the downstairs accommodation.

Stairs from the entrance hallway lead to a first floor landing off which there are four bedrooms, including one with an en-suite shower room, in addition to the house bathroom.

The property has benefitted from some recent upgrades, including a new composite front door, new windows upstairs in two of the bedrooms, re-plastering of ceilings, plus newly fitted carpets throughout.

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Externally to the front elevation is a paved driveway leading to the integrated single garage, plus a low maintenance lawn edged with a small number of plants. The south facing rear garden offers a pleasant, open elevation and has a part fence and part hedged boundary. The garden has also benefitted from a newly laid lawn plus extended patio made from Indian stone, ideal for al-fresco dining along with a shed for the storage of garden accessories. Outdoor taps have been fitted at the front and rear, as well as rear outdoor sockets. There is also further space for extra seating at the bottom of the garden and a garden gate provides access to further green space beyond.

In summary, a fantastic opportunity to secure a four bedroom home presented in truly walk in condition.

LOCATION

The thriving village of Copmanthorpe lies 3 miles south west of York city centre and is served by a wide selection of local amenities, including convenience stores, a public house, coffee shop, pharmacy, doctor's surgery, Post Office, library and takeaway food outlets. Copmanthorpe also boasts its own 18 hole Golf Course at Pike Hills. The McArthur Glen Designer Outlet is also a short drive away. Copmanthorpe provides excellent commuting for the A64 and further afield. A regular bus service also operates to and from the city centre and Leeds. Within the village itself is the well regarded Copmanthorpe Primary School and the property falls within catchment for the sought after Tadcaster Grammar School.



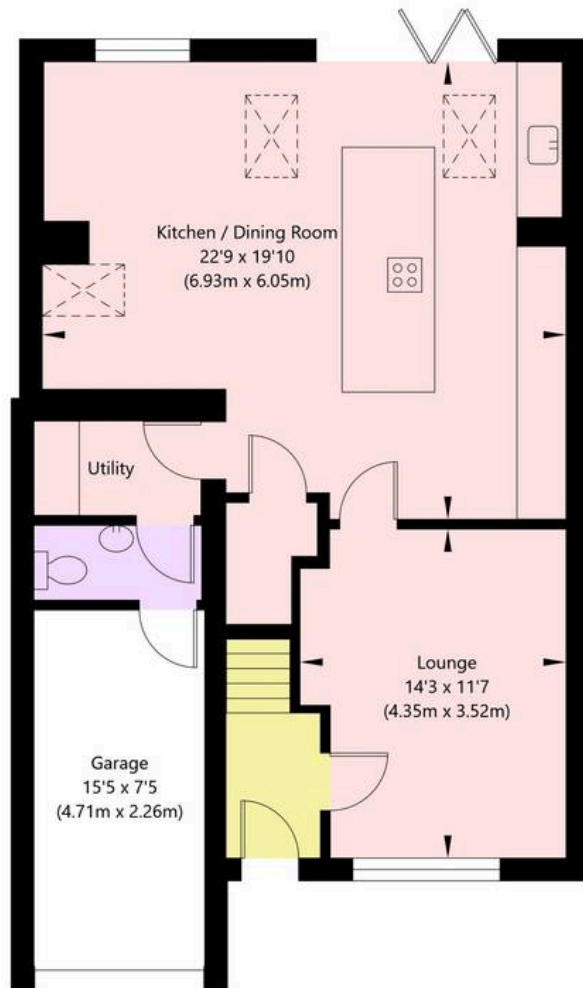




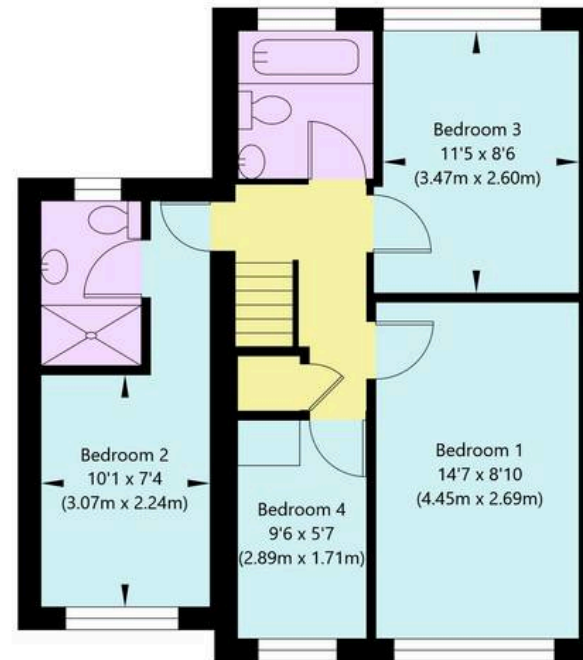




23 Flaxman Croft, Copmanthorpe, York, YO23 3TU



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 697 SQ FT / 64.77 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 541 SQ FT / 50.29 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115.06 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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