



6 Copmanthorpe Lane, Bishopthorpe, York, YO23 2QR



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Guide Price: £375,000

A traditional semi detached home providing beautiful family sized accommodation in sought after Bishopthorpe which has benefitted from updating and improvement works by the current occupiers.

DESCRIPTION

This fantastic home is beautifully presented throughout and has been loved by the current occupiers for a number of years. Deceptively spacious throughout, the home has been extended to now provide four bedrooms and has a delightful master suite in the converted attic. With gardens front and rear and the benefit of a purpose-built home office to the rear of the garage, the property briefly comprises: to the ground floor; large reception hall, sitting room with delightful stripped timber flooring, bay window to the front and inset window seat and real flame effect gas stove set in inglenook with lovely surround, dining room with purpose built storage units and inset lighting and display cupboard, working fireplace with vintage cast iron surround, French doors to the rear garden. Fitted kitchen with wall and



floor mounted units by 'Scammel Interiors' with integrated Neff Appliances including fridge, freezer, dishwasher, gas hob, and double oven and inset sink unit and drainer, large pantry cupboard and window to the side elevation. The rear lobby leads to the utility room/w.c To the first floor is a landing which leads to three double bedrooms and the gorgeous house bathroom, a return staircase leads to the second floor which houses the superb master bedroom suite with large bedroom and under eaves storage and ensuite shower room.

OUTSIDE

The front of the house is screened with a hedge and there is a pretty lawned garden which leads to the front of the house. There is parking to the front of the house adjacent to the lawn and a driveway leads to the further parking area and garage. To the rear of the garage is a home office which has its own private entrance, power and light and BT connections.

The rear gardens are a particular feature and are lawned leading on to a pretty and mature patio and seating area with a variety of fruit trees and mature beds.



LOCATION

Located in the centre of Bishopthorpe, the property benefits from the amenities in the village which are plentiful and varied and include pubs, shops, sought after infant and junior schools, library, doctors and dentists and many more. It is also extremely accessible for York city centre and the A64 and motorway network beyond. Secondary school catchment is for Fulford or Tadcaster Grammar.

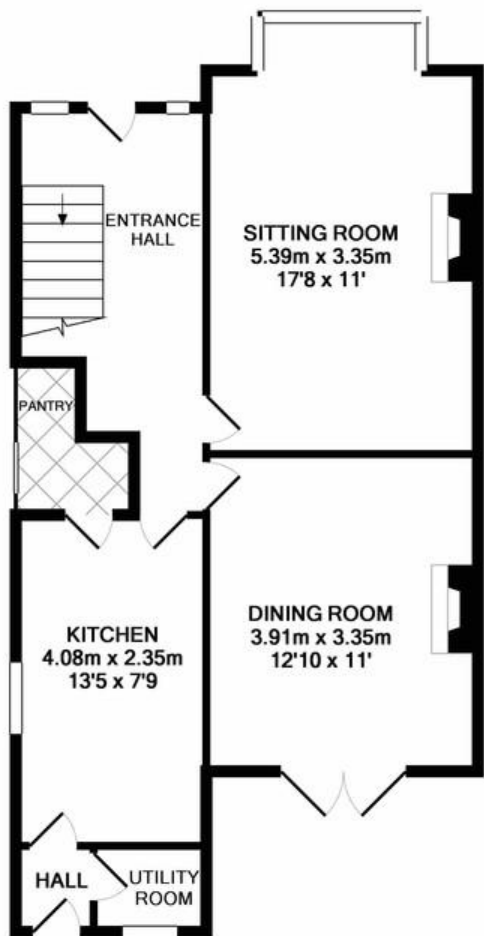
DISTANCES

York: 3 Miles
Leeds: 22 Miles
A64: 1 Mile

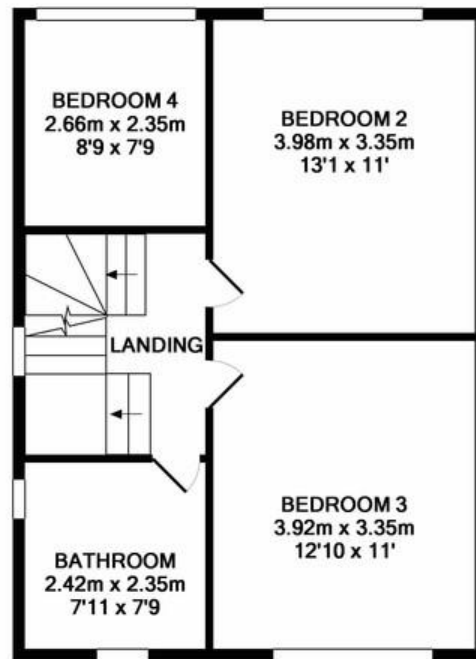
AGENTS NOTE

The property has the benefit of planning permission to extend the ground floor accommodation to the rear.

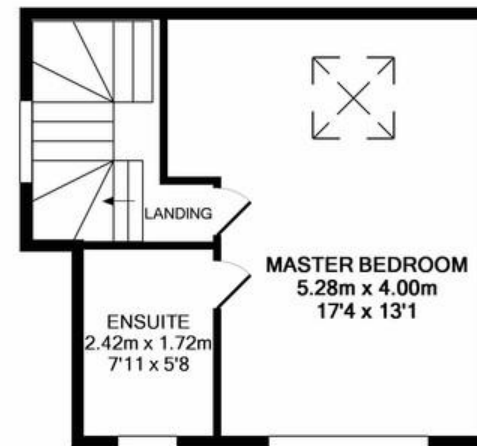




GROUND FLOOR
APPROX. FLOOR
AREA 52.0 SQ.M.
(560 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.0 SQ.M.
(485 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)

TOTAL APPROX. FLOOR AREA 125.6 SQ.M. (1352 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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/ SOLICITORS
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3 High Petergate
York
North Yorkshire
YO1 7EN
T: 01904 653564
F: 01904 640067
E: nash@nashproperty.co.uk

