

WILLOW GREEN
ESTATE AGENTS



**7 Copmanthorpe Lane
York, Yorkshire YO23 2RS**

Guide price £350,000

7 Copmanthorpe Lane is a spacious four bedroom semi-detached dormer bungalow located in a sought after part of Bishopthorpe. Updated in recent years by the current owners, in brief the property comprises; entrance porch to the front, living room, open plan dining room, beautiful fitted kitchen, snug/reception room, ground floor guest cloakroom, ground floor master bedroom, three further bedrooms and the house bathroom.

Externally is a generous front lawn garden, driveway to fit multiple vehicles and fully enclosed Indian stone patio with summer house and log store to the rear.

Copmanthorpe Lane is set in the heart of Bishopthorpe; a highly regarded village to the South of York. The village benefits from a variety of local amenities including three pubs, a deli and coffee shop, a doctor's surgery and pharmacy, a post office and newsagents, a local Co-Op store, an infants and a junior school, as well as being in catchment for a number of popular secondary schools. There is good access to the A64 for commuting as well as being served by bus services for the City Centre.

EPC Rating B

ENTRANCE PORCH

Door to side access with double glazed window to front.

GUEST CLOAK ROOM

Low flush W.C., wash hand basin, towel radiator and spotlights.

LOUNGE

14'11" into recess x 11'10" (4.55m into recess x 3.61m)



Window to front aspect, log burner, radiator, power points and TV point.

DINING ROOM

11'10" x 9'10" into recess (3.63m x 3.00m into recess)



Stairs to the first floor. Radiator. Wood laminate floor. Under stairs storage cupboard. Opening into:

GARDEN ROOM

9'6" x 7'6" (2.90m x 2.31m)



Double glazed French doors into the rear garden. Double glazed window to the side.

KITCHEN

12'0" into recess x 9'10" (3.68m into recess x 3.00m)



Window to side and rear aspect, fitted kitchen with work surfaces, wall/base units, sink, electric oven, gas hob, cooker hood, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, Combi boiler and radiator.

FIRST FLOOR LANDING

BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)



Ground floor double bedroom with power points and radiator.

BEDROOM TWO

11'8" into recess x 9'8" plus recess (3.56m into recess x 2.97m plus recess)



Power points, built in storage and radiator.

BEDROOM THREE

11'1" into recess x 8'0" into recess (3.38m into recess x 2.46m into recess)

Window, power points and radiator.

BEDROOM FOUR

10'0" x 7'4" plus recess (3.05m x 2.24m plus recess)

Window, radiator and power points.

BATHROOM

9'3" x 7'4" (2.82m x 2.26m)



Window, double shower cubicle, freestanding bath, low flush W.C., wash hand basin, towel radiator and extractor fan.

EXTERIOR



The property is situated on a corner plot with lawn garden to the front, driveway to fit multiple cars and outside tap. To the rear is a fully enclosed patio garden with Indian stone, log store, summer house, shed and fence surrounding.



