



Top Lane, Copmanthorpe, York £530,000

Found along one of Copmanthorpe's most sought after streets is this beautifully extended family home enjoying four flexible bedrooms, two bathrooms and a superb split level landscaped garden.



This stunning bay-fronted property has been thoughtfully extended to provide spacious accommodation throughout and offers a substantial family home.

Entrance from the front porch through a uPVC door with frosted glass panels surrounding, leads into the entrance hall which boasts oak effect flooring which flows through the downstairs accommodation. Carpeted stairs lead to the first-floor accommodation and there is also a useful under-the-stairs cupboard, providing ample storage space.

To the front elevation of the property is a snug which is flooded with natural light through a bow window to the front. A feature fireplace acts as the focal point of the room and adds to the lovely cosy feel of the room.



To the rear of the property is the stunning open plan living kitchen. The kitchen itself comprises a range of cream gloss fitted wall and base units with a stunning central island to match. Integrated appliances include dishwasher, double oven and gas stove with extractor over, fridge and stainless-steel sink with mixer tap over. Having a spacious sitting area with feature brick fireplace, breakfast seating at the central island and ample space for a large dining table, this is a wonderful space to gather the family and host dinner with friends. A window above the sink overlooks the stunning garden, which adds to the light flow into the kitchen from the patio doors and velux roof lights.

A versatile room found to the rear of the property has been cleverly converted from the garage and now presents an additional reception room, which could easily be used as a further bedroom, especially convenient as a downstairs shower room can be found adjacent to the room. Consisting of a shower enclosure with electric shower over, low flush WC, hand wash basin and heated towel rail, the shower room is finished with modern tiling.

Completing the downstairs living space is a utility room, which has a range of wall and base units which match the kitchen's units, as well as having a stainless steel sink with mixer tap over and a door to the side of the property. There is also ample space for additional appliances such as fridge, freezer and washing machine.



To the first floor of the property are three good-sized bedrooms and a family bathroom with separate WC. The main bedroom is found to the front of the property and offers a spacious and light double bedroom with bow window to the front and large sliding wardrobes. The second bedroom is at the rear of the property overlooking the garden and again offers a spacious double room with large wardrobes. A third, single bedroom is found to the front of the property.

The family bathroom comprises a low panel bath with traditional taps and handheld shower over, corner shower with sliding door and shower over, hand wash basin and is finished with stylish grey tiling. A separate WC is found adjacent.



Stairs from the first floor lead up to the cleverly converted loft room, which offers an adaptable space and benefits from having beautiful exposed wood beams and ample eaves storage.

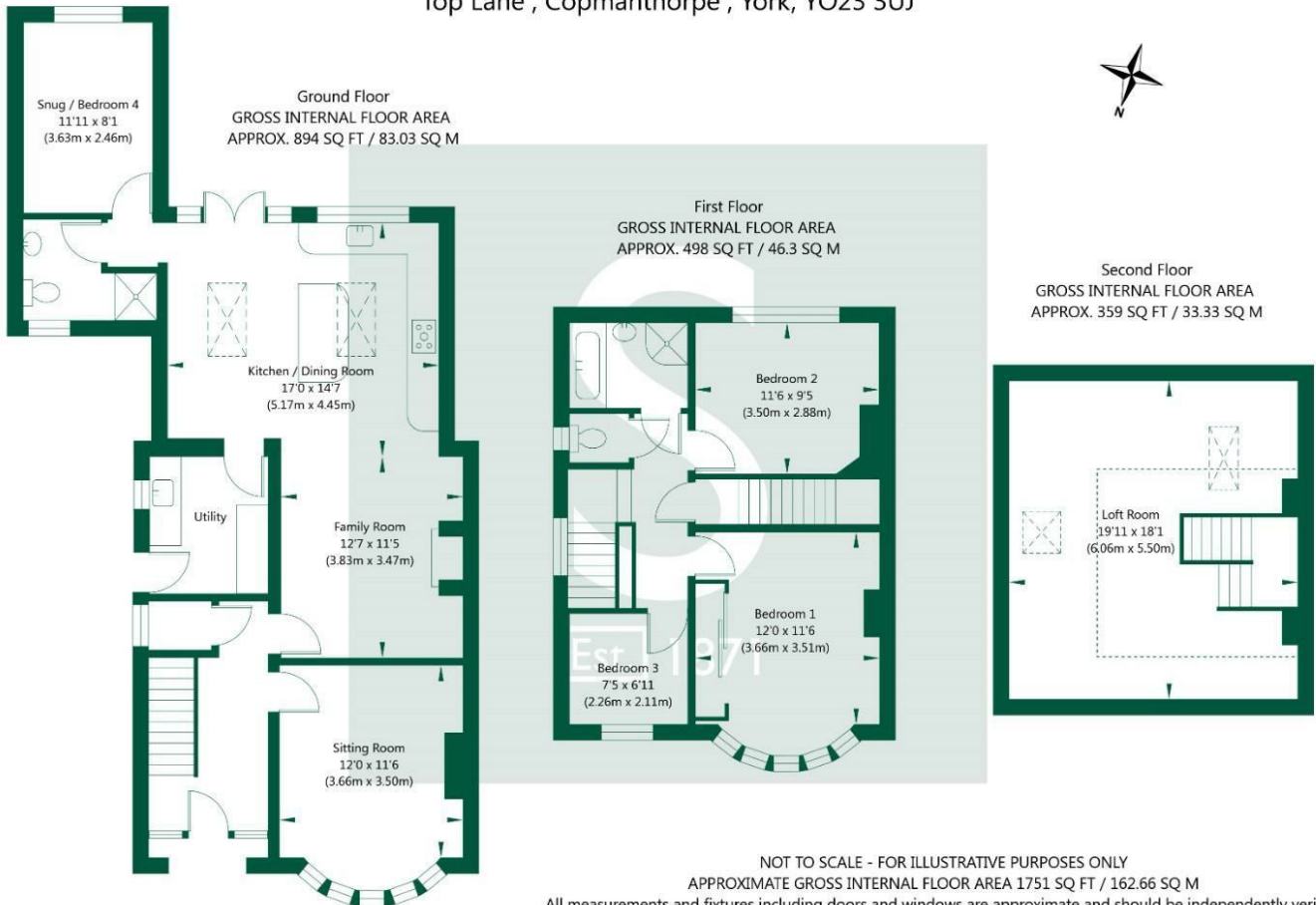
Externally, the property offers a paved driveway and graveled front. To the rear is the wonderful split level garden, featuring a decked area immediately out from the kitchen, perfect for al fresco dining and summer barbeques. Steps down lead to an artificial lawned area, with a further decked patio to the rear corner. The rear garden offers a perfect spot for the warmer months and has plenty of space for family and friends to enjoy.



Situated on Top Lane in the ever popular village of Copmanthorpe, the property is close to the A64 and offers great transport links into York City Centre. Thought of as a great area for families, there is a well-regarded primary school nearby and the property falls within catchment area of Tadcaster Grammar School.

Offering a well presented and extended to be a substantial semi-detached residence, the property is sure to appeal to growing families and other buyers alike. Early viewing is highly recommended to truly appreciate the internal and outdoor space provided at this home.

Top Lane , Copmanthorpe , York, YO23 3UJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1751 SQ FT / 162.66 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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