



WISHART
ESTATE AGENTS

Meadowcroft
18 Low Green
Copmanthorpe
York

£500,000

- Renovated & extended village property
- 4 double bedrooms & 3 bathrooms
- Open plan kitchen/ reception room
- Utility room
- Private, mature gardens
- Double driveway & garage
- Sought after village location
- Tadcaster Grammar School catchment



Having been sympathetically renovated and extended by the current owners, Meadowcroft now stands as a spacious, modern day family home, yet retains a sense of the original 1950s, village property it once was.

The accommodation now boasts a wealth of internal space to include, a welcoming entrance hall with utility room, an open plan kitchen and family room, two additional reception rooms, four double bedrooms and three bathrooms.

Externally, Meadowcroft sits behind a hedge creating a private plot with mature lawned and leafy front and rear gardens. A double driveway creates ample parking and the property also boasts a single detached garage.

Set on the sought-after Low Green in Copmanthorpe, the property is just a stone's throw from the local facilities. The no through road, added to the openness of The Green is a highly attractive position.

The property is approached via one of the two driveways, leading to the recently added entrance hall which features an attractive composite front door. A large glazed panel to the side and a Velux, set within the vaulted ceiling, create a bright and welcoming entrance to the property. Stylish, mosaic tiled flooring which continues into the utility room fuses the traditional and modern.

The utility room provides a useful space with a base unit and contrasting worktop offering under counter appliance space and a modern hand basin to the top. The wall mounted, gas fired central heating boiler is also located within the room.

The hallway leads into the kitchen family room, the heart of the home where the naturally light kitchen and reception rooms flow together to create spacious and multifunctional ground floor accommodation. Central to this family home, the kitchen family room offers a versatile reception space, perfect for seating or dining. Timber effect, tiled flooring is a practical choice and flows through to the kitchen, lounge and inner hallway beyond.

Bright and modern, the kitchen is fitted with a range of cream wall and base units with contrasting granite

work surfaces over. Integral appliances include an eye level, electric double oven and grill and Whirlpool induction hob with extractor hood over. Space is provided for a free standing, under counter dishwasher and full length fridge freezer. The well designed kitchen offers plenty of clever storage, including the original 1950's pantry. Sun tubes and French doors to the rear garden, allow natural light to wash the room.

Part of the original property, the dining room benefits from three, dual aspect windows overlooking the front garden, and a coal effect, gas fire within a marble effect surround, hearth and mantle standing as a central feature. The fireplace and coving to the ceiling, alongside the good proportions of the room, provide a subtle nod to the original age of the property.

Retaining a double bedroom to the ground floor ensures the property appeals to a wide audience of buyers. Bedroom four, situated to the front aspect is a bright and airy room with a large window overlooking the front garden with ample space for additional furniture. This is another multifunctional space which could be used as a bedroom or reception room.

From the dining room and lounge, the rear hallway benefits from a built in cloak cupboard and additional storage space.

The original ground floor house bathroom has been upgraded and fitted with a three piece suite comprising; a p shaped bath with shower over, low level WC and a hand basin set on an oak vanity unit with marble effect top. Part tiled walls with a chrome

effect heated towel rail are modern additions alongside the luxury of under floor heating. Dual aspect, opaque windows allow for plenty of light.

Completing the ground floor accommodation, the lounge is a recent addition which offers a spacious, additional reception room from the kitchen, with French door to the rear garden and a fireplace with a log burner style, electric fire and timber mantle over.

From the inner hallway, the staircase has been updated to include a modern, stylish glass panel , and the introduction of a Velux window to the ceiling above, allows for natural light to cascade down. By keeping the first floor landing open, and the inclusion of a small balconette directly below the Velux, this allows the light to flow through the upstairs rooms. The current owners have renovated the first floor and







added dormers to open up the bedrooms providing spacious accommodation.

Tucked away at the end of the landing, the master bedroom is tastefully and neutrally decorated with luxurious carpet which continues through the bedrooms and landing. With a dormer window to side aspect, the room is flooded with light.

The luxurious en suite bathroom is fitted with a stylish three piece suite comprising; a beautiful free standing bath with shower head fittings, circular hand basin set on a duck egg blue vanity unit and a low level WC. Tiling to the walls with display inset to the wall above the bath are notable features alongside the Amtico oak effect parquet flooring. A velux window allows for natural light into the room.

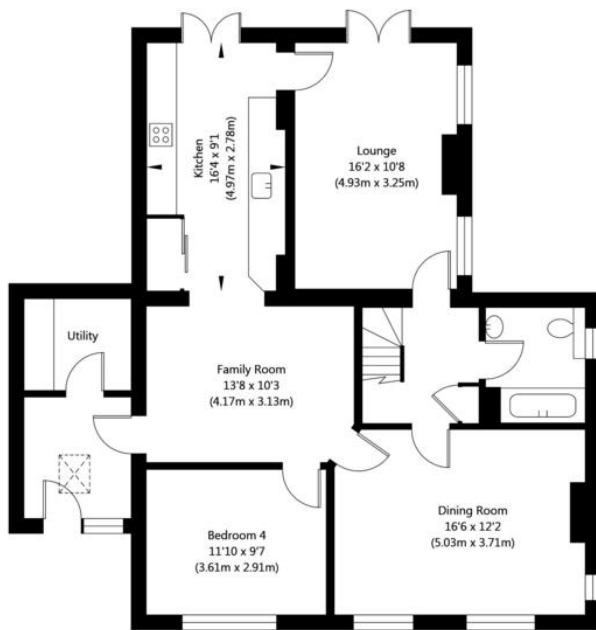
Bedroom two is another good sized double with built in storage and ample space for additional furniture. Bedroom three offers the same and both benefit from dormer windows to the front aspect. The hatch to the loft space is also located within bedroom three.

The family bathroom is fitted with a modern three piece suite including; a corner shower with Triton fittings, a corner hand basin set on a white vanity unit and a low level WC. A heated towel rail is fitted to the wall and modern lime washed effect laminate to the floor.

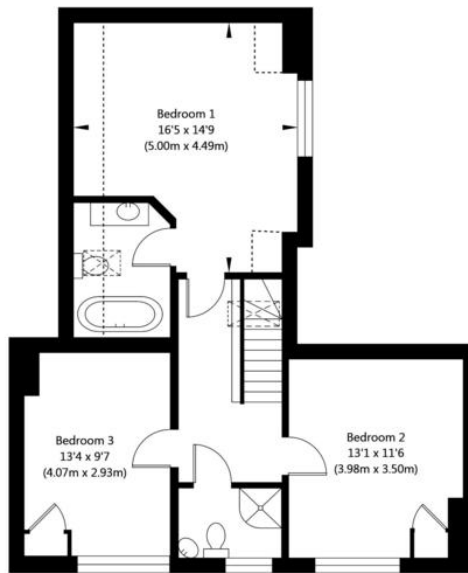
Externally, the property stands in a good sized, private plot with a double drive way to the front and a central lawn. To the side of the property, the detached single garage is fitted with water, power

and light and benefits from a low level WC. Access can be gained to the rear garden through a pedestrian door to the side of the garage.

The fully enclosed rear garden is mostly laid to lawn with borders of mature plants, trees and shrubs. The current owners have carefully considered the direction of the garden and created three seating areas to reflect the position of the sun throughout the day and a large, stone patio wraps around the rear of the property as an additional seating area. To the side of the property, a space is available for a shed or additional external storage. The rear garden enjoys a high degree of privacy backing onto the teacher's only car park of Copmanthorpe Primary School.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1053 SQ FT / 97.87 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 694 SQ FT / 64.46 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1747 SQ FT / 162.33 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band E

TENURE

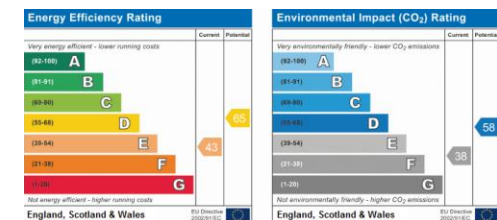
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the A64 Westbound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Continue straight ahead following the road as it bends. At the junction with shopping precinct turn right and then take the left at the side of The Royal Oak, at the end of Church Street turn left again. Meadowcroft is located to the right hand side and is the first house after the primary school.



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