



*WISHART*  
ESTATE AGENTS

12 Weavers Close  
Copmanthorpe  
York  
YO23 3XL

£435,000

- Extended modern family home
- Open plan kitchen/ dining/ family room to rear
- Utility room & GF WC
- Four double bedrooms
- Spacious garden with decking
- Sought after village
- Ideal for commuters to Leeds & York
- Tadcaster Grammar School catchment area





Having been dramatically extended to provide a beautiful open plan kitchen/ dining/ family room, this attractive, double fronted property offers everything the discerning buyer is looking for in a family property. Standing on an enviable corner plot, not only does the property offer masses of internal space it also provides spacious, private gardens; perfect for entertaining and for families to enjoy.

Approached via a gravelled drive, the property has a traditional feel thanks to the porch over the front entrance door, which leads you into the entrance hall, with its (engineered oak?) flooring. A popular design of house within the village, the entrance hall leads to reception rooms on both sides with the staircase to the

first floor accommodation standing central.

The lounge is a bright and spacious room with dual aspect bay window to the front and French doors to the rear garden. A further arched window looks to the side aspect and provides yet more light. Perfectly fusing the traditional and modern, the cream, cast iron log burner sits as a central feature to the room, standing on a tiled hearth with matching tiled back drop. Throughout the property, the internal doors have been replaced with solid oak and add a modern, quality finish to the internal accommodation. From the rear of the lounge, a door leads you into the rear hallway and kitchen.

Currently used as a playroom, the second reception room offers a versatile space with the oak floor continuing and a window overlooking the front aspect.

The much extended kitchen really has the wow factor and is cleverly designed to provide one large, open plan space, perfect for entertaining, yet can still retain the feeling of separate spaces if desired.

The kitchen area is fitted with a range of modern, high gloss wall and base units with contrasting granite worktops. Notable features include a sliding pantry cupboard and modern, opaque glass fronted wall units. Integral appliances include a Belling range with extractor

hood over, and dishwasher. Space is provided for an American style fridge freezer. A vaulted ceiling and dual aspect windows, to the side and rear garden, fill the space with light and the pale colour of the units compliment this. A Travertine tiled floor is perfect for this high traffic area of the home and sits alongside the oak flooring through the rest of the extension. The room opens up providing ample space for a dining area and family room. Windows overlooking the rear garden, alongside two large sky lights bring plenty of light into the family room, with French doors leading out onto the spacious decked seating area, perfect for combining the two areas. As with the rest of the property, tasteful, stylish décor and fittings complete the room.

Essential for any family home of this size, a ground floor WC is located in the rear hall and is fitted with a white two piece suite comprising; a hand basin and low level WC. The room is fitted with slate effect tiling to the suite, with feature shelving, and adds a stylish touch to this practical room.

The utility room has been converted from part of the garage and offers a well-designed space with wall units and a work bench proving space for a range of appliances.

The staircase is fitted with a modern and stylish feature carpet and leads to the first floor landing.

Bedroom one is a spacious double with a window overlooking the front aspect. An en suite shower room is currently being fitted to the room and will provide a modern three piece suite comprising; a shower unit, hand basin and low level WC.

Bedrooms two is a further good sized double situated to the front of the property with a built in storage cupboard. Bedrooms three and four are further good sized rooms offering ample space for furniture and with windows overlooking the rear garden.

The house bathroom is fitted with a three piece, modern suite comprising; a panelled bath with shower over, a hand basin set on a vanity unit





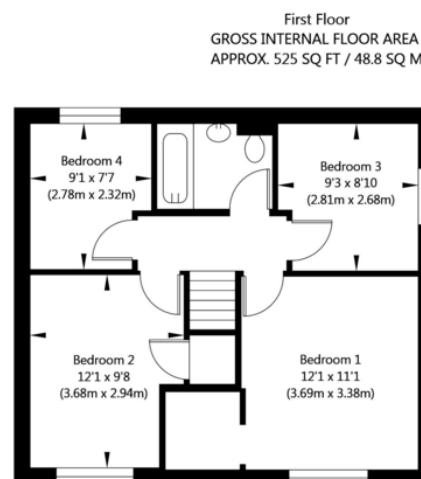
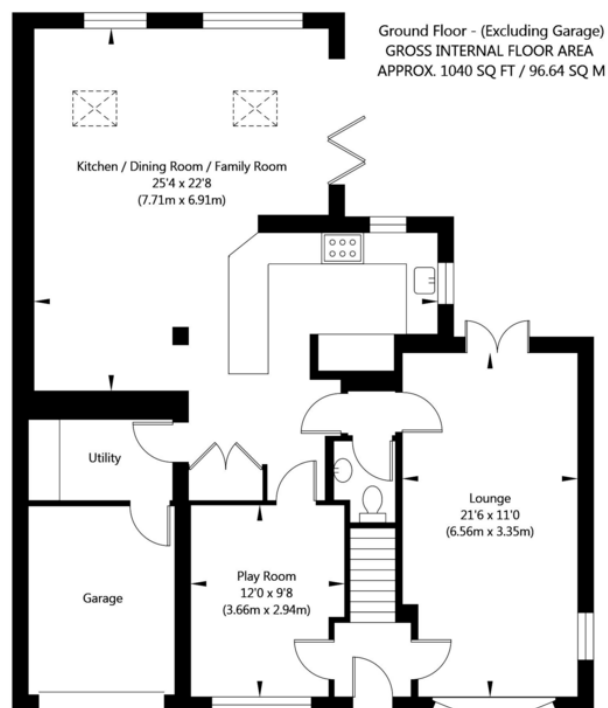






with storage and a low level WC. A high gloss cupboard to compliment to vanity unit is situated above the WC and offers further storage and the floor and walls are fully tiled with modern tiling.

Externally, the property stands on a deceptively spacious corner plot. To the front, the gravelled driveway leads to the part garage, used for storage, with an up and over door. To the rear, the fully enclosed garden is mainly laid to lawn with an extensive decked seating area directly from the French doors of the family room and lounge. The garden continues to the side of the property to a surprising additional lawned garden with a variety of uses.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1565 SQ FT / 145.44 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

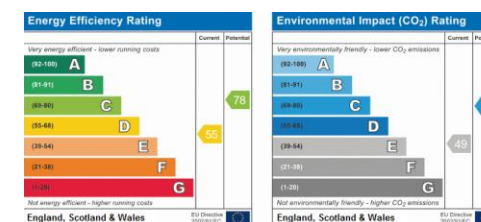
Freehold

## LOCAL AUTHORITY

York City Council

## DIRECTIONS

From the A64 Westbound heading towards Leeds, take the second slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Continue straight ahead following the road as it bends. At the crossroads turn left onto Hallcroft Lane, half way down Hallcroft Lane turns into Top Lane. Take the second right onto Merchant Way and the first left onto Flaxman Croft. Weavers Close is the first cul de sac on the left hand side and number 12 sits at the entrance to the cul de sac, on the right hand side and can be identified by a Wishart Estate Agents For Sale Board.



## OFFICE

Wishart Estate Agents  
Wilton House  
Station Road  
Tadcaster  
North Yorkshire

**T:** 01904 404558

**E:** info@wishartestateagents.co.uk

**W:** www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

