



WISHART
ESTATE AGENTS

18 Farmers Way
Copmanthorpe
York
YO23 3XU

£288,000

- 3 bedroom detached property
- Open plan living/dining area
- Modern bathroom
- Easily maintained front and rear gardens
- Gated off-street parking
- Sought after village location
- Excellent local amenities & transport links
- Tadcaster Grammar catchment



The low maintenance frontage is shielded with a mature hedge and has an easily maintained gravel and paved entrance. A path sets the property away from the main road and leads to a drive, gated parking with a carport and the detached garage beyond.

The part glazed, front UPVC door opens to a neutrally decorated entrance hall with a feature window to the side elevation. A cupboard offers a storage solution for coats and shoes and good quality carpeted stairs lead up to the first floor accommodation.

The generous lounge/diner, which runs the full length of the property, benefits from a large bay window to the front allowing for a naturally light room. A gas fire with marble surround creates a cosy focal point. The dining end is spacious enough to allow for a



formal seating arrangement and has double doors leading out onto the patio; ideal for alfresco dining in the warmer months.

Another door leads directly into the kitchen, fitted with a range of pale timber effect base and wall units with a stainless steel sink sitting beneath the window. Cream metro style tiles offer a contrast to the laminate worktops that run alongside a freestanding gas oven with a 4 burner gas hob. Space is provided for a free-standing dishwasher, washing machine and fridge freezer. Terracotta and cream floor tiles complete this high traffic area of the home, and there is extra storage space beneath the stairs.

The first-floor landing also benefits from a white spindled banister and a window to the side elevation.



A linen cupboard houses the Worcester gas central heating boiler and access can be gained to the partially boarded loft space via a hatch.

The master bedroom, a large double room situated to the front of the property, has double fitted mirrored wardrobes and a cosy deep pile grey carpet, in keeping with the other two bedrooms.

The second bedroom to the rear of the property is another double room which is L shaped, offering a recess to accommodate free standing wardrobes.

The third bedroom is a single room to the front elevation and can accommodate a single bed and some freestanding furniture.

The house bathroom has a white bath with shower over and folding glass screen. There is a low-level WC and a wash hand basin set in a vanity unit with a contrasting top, which compliments the modern part tiled walls. There is also a frosted window to the rear elevation, a chrome heated towel rail and slate effect vinyl flooring.

This property offers a generous amount of off street parking, and benefits from a low maintenance, south facing rear garden with mature plants and shrubs, a patio seating area and a greenhouse. Located just a stones throw from Copmanthorpe Primary School and within easy walking distance of the vast array of amenities this highly sought after village has to offer.

Copmanthorpe is approximately 4 miles (6.4 km) south-west of York, west of Bishopthorpe and close

to the villages of Acaster Malbis, Askham Bryan and Askham Richard. An ideal location for commuters, the A64 Leeds to Scarborough road is situated to the North of the village, the A1237 York Outer Ring Road links off the fly-over, whilst the East Coast Main Line runs through its south-east periphery. The village is served by a local bus service from York as well as a service provided by the Yorkshire Coastliner, linking the village to Leeds, York and the East coast; perfect for a day out.

As many of the street names suggest, originally the village was a place for tradesmen and farming. Now Copmanthorpe is a village with many local amenities, with two churches, a post-office, a library, a coffee shop, a hairdressers, a pharmacy, local shops, a public house, takeaways, doctors, a dentist and a pet shop/feed store just to the edge of the village,

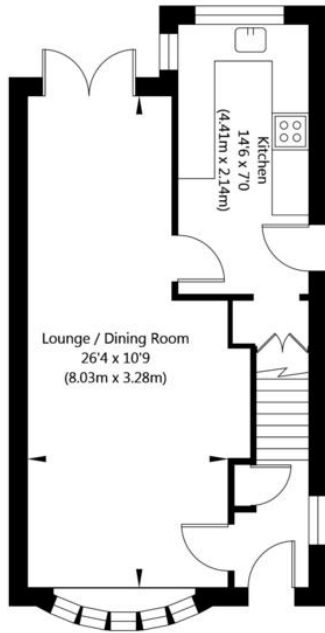
heading into Acaster Malbis.

Copmanthorpe has an active community. Copmanthorpe Recreation Centre provides sporting and social facilities including the now famous Copmanthorpe Carnival. Other clubs and societies worthy of mention are the children's play area, allotments, Women's Institute, drama group, youth club and both scouts and girl guide troops. There is a dedicated sports area at the Recreation Ground which is the home of Copmanthorpe Football Club and Copmanthorpe Cricket Club. Tennis and bowls are also played here.

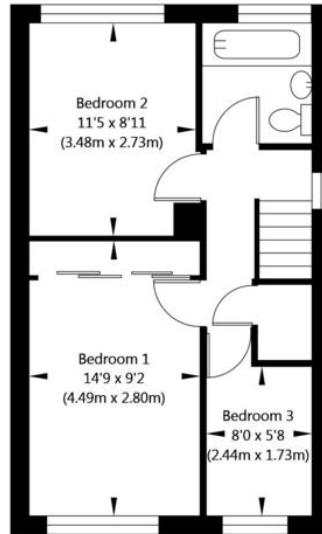
Copmanthorpe not only has its own nursery, playgroup and primary school, it also falls into the catchment area of the highly regarded Tadcaster Grammar School.







Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 425 SQ FT / 39.44 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 401 SQ FT / 37.27 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 826 SQ FT / 76.71 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 D

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Entering Copmanthorpe village from the A64 heading West, continue along Manor Heath and take your second left onto Hallcroft Lane. Continue along Hallcroft Lane until it merges onto Top Lane. Take your second right onto Merchant Way until you bear left at the bottom onto Flaxman Croft. From Flaxman Croft take your second right onto Farmers Way. Number 18 is located part-way down Farmers Way, on the right hand side.

Click [here](#) to access 18 Farmers Way EPC certificate

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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

