



WISHART
ESTATE AGENTS

10 Potters Drive
Copmanthorpe
York
YO23 3XG

£294,000

- Detached bungalow
- Two double bedrooms
- Recently replaced wet room
- Long driveway
- Detached garage
- Walking distance of village shops
- Walking distance of bus stops
- Sought-after village location



This two bedroom, detached bungalow is situated in the ever popular and well served village of Copmanthorpe. Enjoying a location within walking distance of the local amenities and bus stops, the property is ideally placed. Recently redecorated and having some new carpets the accommodation comprises two double bedrooms, a kitchen diner, living room and new wet room. There is a long, gated driveway leading to a detached garage and a lawned rear garden.

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The frontage of the property includes a lawned garden with flower beds and miniature trees adding interest. The long driveway is gated part way along allowing easy off road parking, yet also a more secure entrance, with the front door being relocated to the side of the property, beyond the gate.

The entrance to the property is via the kitchen diner. Fitted with a range of high gloss wall and base units having laminate work preparation areas over. There is tiling to the walls and a sink and drainer which sits between two windows overlooking the front garden. Integrated appliances include an electric oven, grill and four ring hob. Space is provided for a washing machine and fridge freezer. The electrical fuse box and gas fired central heating boiler are also located within the kitchen. An archway opens to the dining area which also has a window to the side elevation.

An inner hallway gives access to the living

room which benefits from a large bay window overlooking the front lawn. A side window allows for additional natural light to the room. An electric fire sits upon a stone effect hearth with matching mantle.

Both bedrooms are located to the rear of the property and have been re carpeted for sale. The second bedroom features fitted wardrobes to one wall.

The bathroom has recently been replaced with a modern, easy access, walk in wet room. It is fitted with a three-piece suite to include low level WC, wash hand basin and walk in, seated, electric shower. The aqua

boarding to the walls is ideal as it is very easy maintenance. There is a frosted window to the side elevation and extractor fan.

To the rear of the property the drive runs along side the entire property to a detached garage with up and over door. The garage benefits from power points and a window. The private rear garden itself is mainly laid to lawn with a fenced boundary, flower bed and timber summer house. There is also an external tap.

The property is ideally situated within a cul de sac of a number of other bungalows. This area of Copmanthorpe has a high number of

bungalows such is the ease of access to the local amenities and bus stops. The village itself has easy access to major road and rail networks as well as the Historic City of York, large supermarkets and out of town shopping areas such as Clifton Moor, York Designer Out Let and Vanguard/Monks Cross.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 727 SQ FT / 67.5 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 727 SQ FT / 67.5 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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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 left onto Potters Drive. Number 10 is located on the right hand side towards the top of the cul-de-sac

[Click to access 10 Potters Drive Energy Performance Certificate](#)

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