



WISHART
ESTATE AGENTS

8 Whistler Close
Copmanthorpe
York
YO23 3LA

£399,999

- Five-bedroom detached
- Across three floors
- Modern and spacious accommodation
- Front and rear garden
- Sought-after village location
- Close to a variety of local amenities
- Tadcaster Grammar School catchment
- Good transport links



Situated in a leafy cul-de-sac, within the sought-after village of Copmanthorpe, this five-bedroom family home is stylishly decorated and ready to move into. With a modern kitchen, two en-suite bathrooms and spacious accommodation across three floors, the property benefits from being on the doorstep of countryside walks, while still accessible to the local and city amenities.

Approached via a paved driveway that leads to the garage, the modern, composite, front entrance door opens into

a welcoming hallway and staircase to the first-floor accommodation. A glazed side panel to the front door adds extra light to the space that is laid with timber flooring.

Beneath the stairs, a handy cloakroom is fitted with a white, two-piece suite.

To the front of the property, with a window overlooking the front garden, the dining room is a well-presented and versatile reception room, also laid with the timber flooring that continues throughout the rest of the ground floor.

The kitchen is fitted with a range of white, high gloss wall and base units with feature purple cupboard fronts and solid oak contrasting work surfaces. Integral appliances include an electric oven and gas hob with modern extractor hood over and a microwave. Underfloor heating is fitted beneath the timber flooring and cappuccino, perspex splashbacks are fitted above the work surfaces. A window is situated above the stainless-steel sink unit and drainer, overlooking the rear garden.

The lounge is a bright and airy room to the rear of the property, thanks to the bay French doors and window overlooking the garden. A modern, white fireplace with an oak shelf and electric feature fire is a stylish central feature to the room, perfectly complementing the tasteful décor and timber flooring. Ample space is provided for a range of furniture within this spacious reception room.

The staircase leads to the central, first-floor landing, which also features wall LED lights to light the staircase to the second floor, master bedroom and en-suite.

Bedroom two, to the front of the property is a spacious double room with a range of oak effect fitted wardrobes to two walls and matching headboard. A window is situated to the front aspect. This original master bedroom benefits from an en-suite, which has been re-fitted with a modern, three-piece suite comprising: a shower unit, pedestal hand basin and low-level WC. The floor, part of the walls and shower are tiled with stylish, grey multi-tone tiles and a window is located to the front aspect.

Bedrooms three and four are also good-sized double bedrooms, both to the rear of the property with ample space for a range of bedroom furniture.

Bedroom five is a single room, making an ideal home office or nursery, with a window to the front aspect.

The house bathroom is designed to complement the first-floor en-suite and comprises: a panelled, P-shaped bath with shower over, a pedestal hand basin and low-level WC. The floor is tiled and







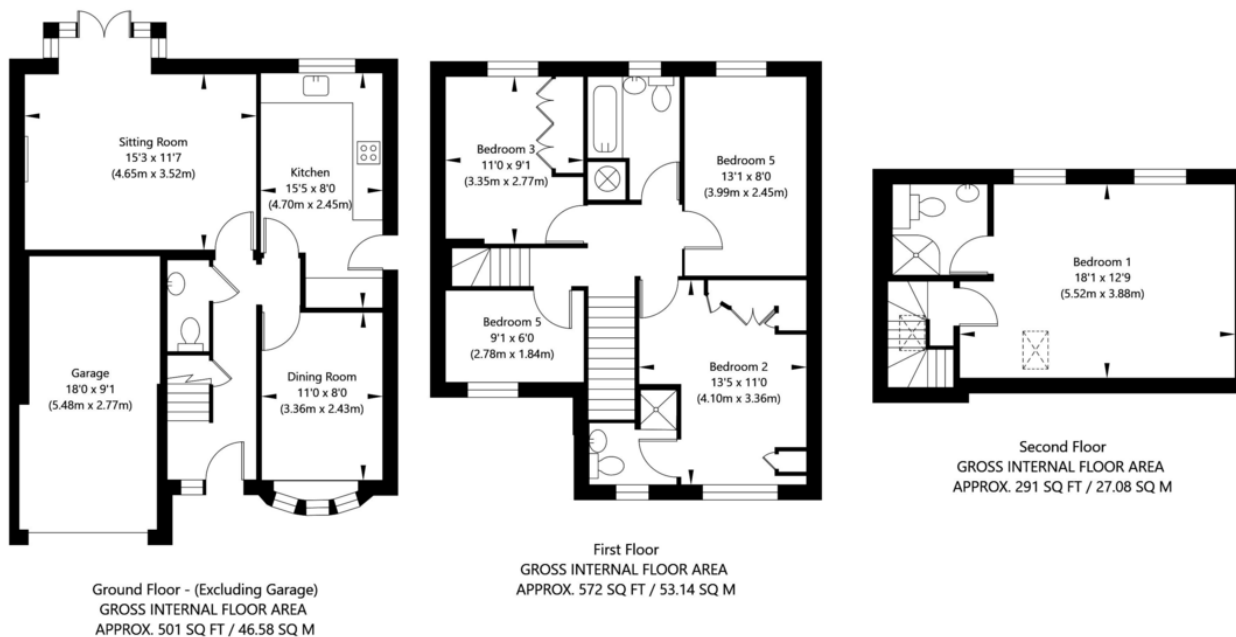
the walls part-tiled, with grey, tonal tiling and a window situated above the hand basin, to the rear aspect.

From the landing, the second staircase leads to the smaller, second floor landing where it opens out to the very spacious, master bedroom. With two dormer windows to the rear aspect and a further sky light, the room is filled with light, perfectly complementing the pale décor. The spacious en-suite is fitted with a white, three-piece suite comprising: a corner shower unit, a hand basin and a

low-level WC. The floor has black tiling and further tonal, mosaic tiling to the shower and above the hand basin. A window looks to the rear aspect and allows for light and ventilation.

Externally, the property features well-presented and low maintenance gardens to the front and rear. The front is part-paved for a driveway, leading to the single garage and partly laid with slate chippings and a feature lawn. The garage is fitted with an up and over door and benefits from power and light. A path and

timber gate to the side of the property provides useful access to the rear garden. The rear garden is landscaped with a stone patio from the French doors and slate chippings with a patio and circular, feature lawn to the rest of the garden. The property benefits from having a woodland path to the rear, allowing for a good degree of privacy. External lights to the rear garden and an external tap are additional, useful features.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1364 SQ FT / 126.8 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 and continue, taking the third left onto Flaxman Croft. From Flaxman Croft take your third right onto Farmers Way and turn left onto Ploughmans Close. Ploughmans Close bears right and becomes Whistler Close and the property can be found on your right hand side.

[Click to access 8 Whistler Close Energy Performance Certificate](#)

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