



WISHART
ESTATE AGENTS

15 Millers Croft
Copmanthorpe
York
YO23 3TW

£450,000

- Four bed detached
- Village, cul-de-sac location
- Fully renovated & extended
- No onward chain
- Open plan living area
- Home office
- Garage
- Comer plot



Wishart Estate Agents are delighted to present to the market this fully renovated, detached home in the popular village of Copmanthorpe. Having undergone a comprehensive modernisation program, the property is now in turnkey condition and sold with no onward chain. An open plan living arrangement, home office, four bedrooms, south facing garden and garage are among many of the selling points.

Located within a sought-after cul-de-sac in the village of Copmanthorpe, Millers Croft benefits from a small green and a snicket-way leading onto to the road of Copmanthorpe Primary School and the village shops beyond. The property itself enjoys a corner plot of this area of the cul-de-sac and a south facing rear garden. A block paved driveway slopes down past the professionally landscaped frontage, beneath a useful car port and to a garage with power and light.

On entering the property, the standard of finish is clear to see. On-trend, warm tone, chevron flooring flows throughout the ground floor accommodation. The home office is located to the front of the property with a view over the side of the cul-de-sac. This would also make a suitable playroom if required.

As one would expect in a property of this size, there is a ground floor WC, also located to the front of the property.

The snug has been carpeted for comfort and enjoys natural light from a large window to the side elevation.

The open plan living accommodation to the rear of the property incorporates a lounge, dining area and kitchen with island. Natural light floods into this area of the home with its dual aspect garden views and velux roof windows. The kitchen is fitted with a range of wall and base units with contrasting, granite work preparation areas over and there is a range of integrated appliances,

including any home-chef's dream, range style oven with five ring gas-hob. Bi-fold doors open to the attractive rear garden.

A highly useful addition to the ground floor is the adaption of the rear of the garage to form a utility room. This room is fitted with a double wall cabinet and worktop and has space and plumbing below for a washing machine.

The carpeted staircase leads up, past another window allowing plenty of natural light to the first-floor landing. The master bedroom located to the rear of the property enjoys an en-suite, which is fully tiled and fitted with a three-piece suite comprising a low-level WC, sink within a vanity cabinet and a fully tiled shower cubical. A heated towel rail and spotlights complete the room.



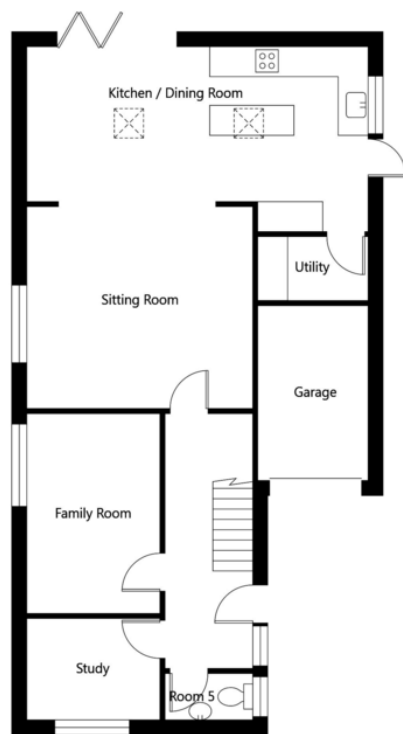




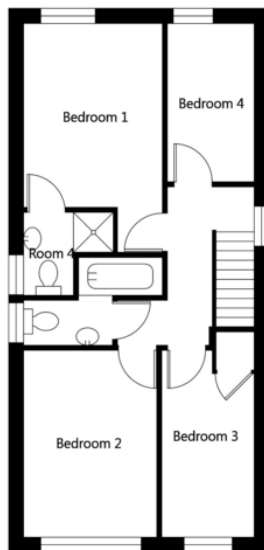
Three further bedrooms are also carpeted and enjoy views to various aspects of the property.

Perfectly planned to make best use of the first-floor space the house bathroom is also fully tiled and fitted with a three-piece suite to include a low-level WC, wash hand basin and bath with shower over. A heated towel rail, ceiling spotlights and frosted glazed window complete the bathroom.

The corner plot benefits from a well-stocked and attractive rear garden with pergola, flower beds and gravel seating areas. A patio links directly off the bi-fold doors from the kitchen diner and provides the perfect al fresco dining area for the warmer months. The lawn runs the along the side of the property and has attractive fencing to the boundary.



Ground Floor



First Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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 then the first right onto Millers Croft. Follow the cul-de-sac round to the right and number 15 is located on the left hand side.

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 are 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

