



WISHART
ESTATE AGENTS

2 Drome Road
Copmanthorpe
York
YO23 3TG

£310,000

- Three double bedrooms
- Three reception rooms
- Spacious accommodation
- Corner plot
- Driveway & garage
- Open views
- Sought-after village location
- Walking distance of amenities



Situated on a corner plot on the edge of this sought-after village, this individual home benefits from being in walking distance of the local amenities, while still enjoying a more rural feel and aspect.

Having been a much-loved family home for many years, the property offers spacious accommodation with the potential for the next family to put their own stamp on it.

Located with open views on the corner of Drome Road and Temple Lane, the property is approached via a driveway leading to the single garage and a wrought iron gate to the fully enclosed front and side garden. A path leads to the front entrance door which opens into the entrance porch and hallway. The porch is fitted with engineered oak flooring, which continues through the majority of the ground floor

and there is space available for coat storage or hallway furniture. Stepping through into the internal hall, the stairs lead up to the first-floor accommodation.

To the right of the hallway, the lounge is a spacious room that offers ample space for a variety of reception furniture. It opens out into a delightful garden room, which is full of light and features French doors that open onto the patio and garden.

From the hallway, the dining room is the third, good sized, reception room with a window to the front aspect and a handy under stairs cupboard providing storage. As with the lounge, the room offers ample space for a variety of reception furniture and is a versatile and light and airy space.

An archway from the dining room leads into the kitchen, which is fitted with a range of oak wall and base units with contrasting granite work surfaces over. A double range, electric cooker with an extractor hood fitted over, integral fridge, freezer and dishwasher complete the kitchen. A dresser-style fitted unit with glass fronted display cabinets offers further storage and a stainless-steel sink unit and drainer sit beneath a large window to the front aspect with a tiled splashback above the work surfaces. The kitchen is laid with practical, tiled flooring, which continues through to the internal rear hallway and leads to the ground floor cloakroom and garage. A rear entrance door provides access to the rear courtyard garden.

The cloakroom is fitted with a white two-piece suite, comprising a low-level WC and hand basin. A high

level, opaque window provides light and ventilation. From the hallway, the staircase leads to the first-floor landing where bedroom one, a beautifully bright and airy room with views over the open countryside, is located to the right. Fitted with an array of cream wardrobes, drawers, a dressing table and a window seat, the room is well appointed and welcoming.

Bedroom two is another good-sized double bedroom with a window overlooking the front aspect. A run of oak-effect, mirrored, slide robes fill one wall and offer plenty of storage. The loft hatch with fitted drop-down ladder is also located in this room. The loft has boarded flooring and insulation between the rafters with two strip lights.

Bedroom three is a further double bedroom, again with ample storage and a window overlooking the front aspect.

The spacious bathroom is fitted with a modern, white, four-piece suite comprising, a corner shower unit, panelled bath, hand basin and WC, set into an extensive vanity unit with wall and base unit storage. The walls and floor are fully fitted with tasteful, spa-style tiling with a border detail. A chrome effect, heated towel rail is fitted to one wall and an opaque window is located above the bath, allowing for light and ventilation.

Externally, the brick paved driveway to the front of the single garage provides parking for two cars. The longer than standard garage benefits from light, power and plumbing and features shelving and a utility area to the rear. The electric, roller door leads to the driveway and two further pedestrian doors lead into the rear hall and rear patio.

A wrought iron gate leads into the beautifully maintained, south-facing lawned gardens which are boarded with low maintenance walled planters and fully enclosed. A brick paved path leads around to the patio seating area from the garden room and to the raised, decked seating area beyond. Mature plants to the borders add character to the garden and additional external storage can be found in the timber shed.

To the rear of the property, a delightful courtyard is hidden away off the kitchen, making an ideal al fresco dining area. A characterful wall with timber pergola fully encloses the courtyard which also has access to the garage.

*Please note, the roller blinds upstairs and vertical blinds downstairs are to be included within the sale.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1262 SQ FT / 117.21 SQ M
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

From the A64 West bound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Continue straight ahead following the road as it bends. At the junction with the shopping precinct turn right and follow the road past The Royal Oak public house, the church and the village green on the left. Take the second left from here onto Station Road and over the railway bridge. Follow Temple Lane, taking the first left hand turn onto Drome Road. Number 2 is situated on the right-hand side corner and can be identified by a Wishart Estate Agents for sale board.

[Click to access 2 Drome Road Energy Performance 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 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.

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