



WISHART
ESTATE AGENTS

33 Temple Lane
Copmanthorpe
York
YO23 3TD

£675,000

- Completely modernised in recent years
- Four double bedrooms
- Open plan kitchen to the rear
- Utility room & ground floor WC
- Complete rewire
- Open countryside views
- Well-tended gardens
- Sought after village location



Wishart Estate Agents are delighted to offer to the market this extended, detached, family home located upon the popular Temple Lane, Copmanthorpe. With its far reaching open views to the front and good size, private, garden to the rear this home enjoys a rural feel whilst being located just minutes from the well served village centre. Internally and externally, the extended accommodation has recently been fully upgraded by the current owners to provide the 'turn key' home we proudly offer for sale today.

Approached via the driveway and stepping through the timber, glazed front entrance door, the entrance porch is a very practical addition to this family home, with a window to the front which allows for natural light and gives views across the front garden and open fields beyond. Stylish, easy clean, luxury vinyl flooring is ideal for this high traffic area and

continues throughout the majority of the ground floor. More than enough space is provided to store coats & shoes and hallway furniture, if desired. This welcoming area of the home provides a glimpse of the complete renovation this property has undergone in recent years.

Continuing into the main entrance hall, which enjoys natural day light via a part glazed internal door and glass panels to the side, there are stairs leading to the first floor with space beneath. A cloak cupboard is situated within the hallway, offering essential storage. Off the inner entrance hall is a ground floor cloakroom, fitted with a low level WC and a wash hand basin, and features a frosted glazed window, half height tongue and groove panelling and a central heating radiator.

To the front of the property, the extended sitting room boasts Oak flooring, a beautiful feature wall and a large window overlooking the front garden. The focal point in the room is a wood burning stove upon a tiled hearth, with chunky Oak mantel above. A large bay window overlooks the front garden and the open views beyond.

To the rear, the property has been completely reconfigured to provide an open plan, kitchen, dining seating area which truly is the heart of this high quality home. The modern, tasteful kitchen comprises shaker style wall and base units with contrasting thunder white granite work surfaces over. Notable storage features include large pan drawers, glass fronted display cabinet and open shelving. A Rangemaster, with complimentary extractor hood over and granite splash back, is included, as is an

integral dishwasher and space is provided for an American style fridge freezer. A Belfast sink is situated within a central island and breakfast bar, which offers further storage and is positioned to enjoy views over the rear garden.

The dining and family area is beautifully light and airy thanks to the double set of sliding doors. There is ample space provided to accommodate a range of reception and dining furniture, all with uninterrupted views of the garden.

Beyond the kitchen, the utility room is fitted with matching base units to the kitchen, with contrasting Oak work surfaces and a full size larder unit which also houses the gas central heating boiler. Space is provided for a freestanding washing machine and tumble dryer, and a stainless steel sink unit and

drainer is located beneath. An opaque window to the side aspect. A walk-in pantry cupboard offers fantastic additional storage and is fitted with shelving and coat hooks. A composite rear entrance door, with glazed insets, opens out to the rear patio and garden.

The staircase leads to the first floor, split landing which benefits from a cupboard for the storage of linen etc. Access is provided to the loft space, via a hatch, and the loft is fully boarded and insulated.

The master bedroom features a large window to the front elevation with wonderful views across open countryside. There is ample space for a large bed plus a range of bedroom furniture and the room benefits from a beautifully renovated en-suite shower room.

The en suite now has the feel of a modern wet room and is fitted with a white suite comprising; a low level WC, pedestal hand basin and large shower unit. Stylish Travertine tiling is fitted to the wall and floors and tongue and groove panelling partially fitted. A traditional style radiator, with towel rail is located to one wall and an opaque window is situated to the front aspect.

The second and third bedroom are both generous doubles with views across the rear garden and open fields to the front respectively. Both rooms provide ample space for a range of furniture.

Bedroom four is currently used as a home library/study but could easily be converted back to a modest double bedroom. A window is situated to the rear aspect.







The extended house bathroom and wetroom now boasts a stunning four piece suite comprising; a roll top bath, large shower unit, low level WC and pedestal hand basin. As with the en suite, the room is fitted with Travertine tiling and tongue and groove panelling. A traditional radiator and towel rail is fitted to one wall and an opaque window is situated to the rear aspect.

To the front of the property, behind a garden wall and wrought iron fencing this home benefits from ample parking for numerous cars upon a new, block paved driveway. A lawned garden with mature plants and shrubs adds colour to the frontage, but could also be resized to provide a much larger parking area if required. The sizeable frontage provides safety and distance from the road, with its spectacular open views beyond.

The fully enclosed, rear garden enjoys a patio seating area, directly off the sliding doors, ideal for al fresco dining in the warmer months. The remainder of the garden is mostly laid to lawn with well stocked and well-tended flower beds. A decked seating area, with raised brick planters, has been added to the far end of the garden, the ideal place in which to soak up the last of the evening sun. A brick-built storage shed and green house are useful additions to this beautiful garden. There is also an outside tap located by the utility room.

Access is provided to the garage via the electric door to the driveway, or pedestrian door from the rear garden. The garage is ideal for storage, having been previously separated into two sections with the larger area perfectly proportioned for bikes and larger items and a smaller area fitted with shelving and a base unit and sink over.

Temple Lane benefits from easy access to local amenities and transport links, yet boasts open views to the front and rear in its attractive semi-rural location. The property also falls within the catchment area of Tadcaster Grammar School, as well as the village having its own, highly regarded primary school and superb local amenities.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

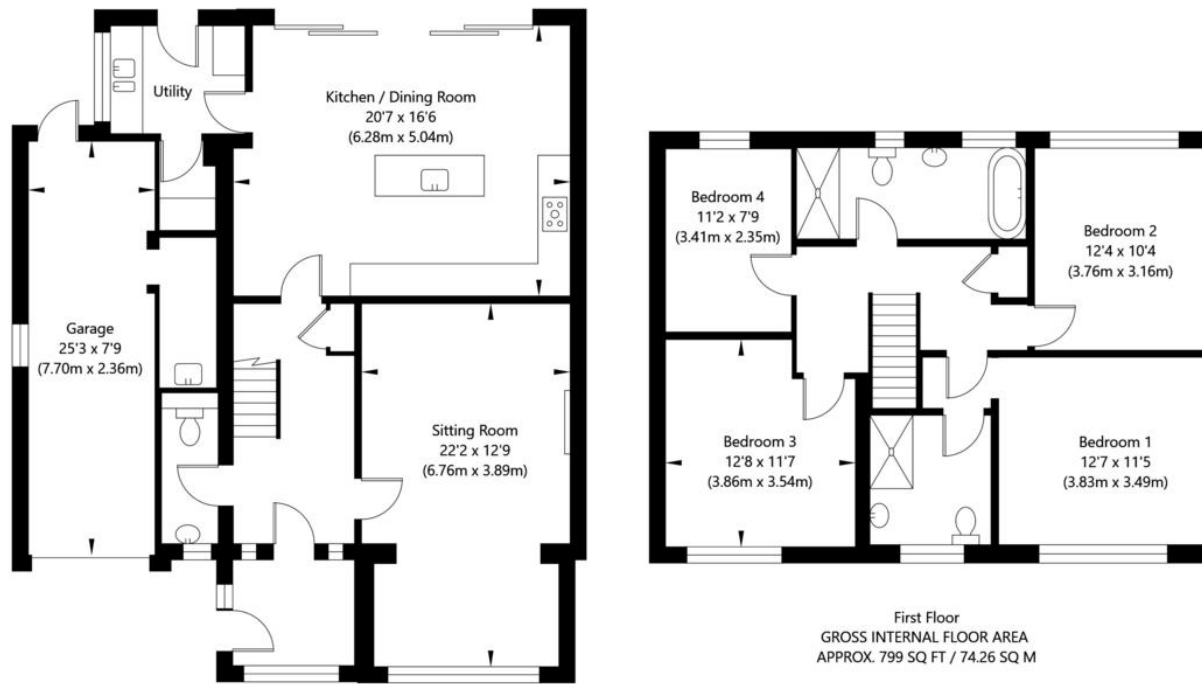
LOCAL AUTHORITY

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 shopping precinct turn right and follow the road past the pub, Church and green on the left. Take the second left from here onto Station Road and over the railway bridge. Follow Temple Lane where Number 33 is on the left hand side.

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Ground Floor - (Excluding Garage Rooms)
GROSS INTERNAL FLOOR AREA
APPROX. 918 SQ FT / 85.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1717 SQ FT / 159.58 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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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 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

