



WISHART
ESTATE AGENTS

31 Drome Road
Copmanthorpe
York
YO23 3TG

£275,000

- Double fronted, detached bungalow
- Significant renovation required
- Open views to the rear
- Spacious plot
- Conservatory
- Home office
- Kitchen diner
- Sought-after village location



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With spacious internal accommodation and low-maintenance and well-kept gardens, the property boasts a dedicated home office, utility area and external storage. An early viewing is highly recommended to appreciate the property and the location. Approached via the driveway and gravelled front garden, a timber front entrance door leads into the spacious and

welcoming hallway, which benefits from natural light through the glazed panel to the side.

The entrance hall continues into the hallway, giving access to the rest of the accommodation and opens out to the lounge, situated to the front of the property.

A bright and airy room, with a bay window to the front aspect and two further windows to the side, the lounge offers ample space for a variety of reception furniture and features an elegant fireplace with a granite-effect hearth. An arched, feature window - once the location of a full archway between the two rooms - is situated to the rear of the room, looking into the dining kitchen.

The dining kitchen is located to the rear of the bungalow and is fitted with a large range of fitted wall and base units, with contrasting work surfaces over. Space is provided for a freestanding cooker and under counter washing machine. A stainless steel sink unit and drainer

sit beneath a window which overlooks the rear garden and fields beyond. Further units to one side of the kitchen also feature a multi-level breakfast bar, providing a dining area. A pantry cupboard offers additional storage and also houses the gas central heating boiler. A glazed internal door leads into the passageway between the property and the garage, which also provides useful utility space.

The dining room is a spacious reception room to the rear of the property with glazed sliding doors leading to the conservatory. Ample space is available for a range of dining furniture and the room would also work as a further double bedroom, if desired.

The conservatory features windows to three sides, making the most of the beautiful views across the open countryside. A sliding door opens out onto the rear garden and the floor is fitted with practical tiles.

Bedroom one is located to the front of the property and is filled with light thanks to the large window overlooking the front garden and street beyond. The room benefits from plenty of fitted storage, with mirrored slide robes and ample space is still provided for a range of additional bedroom furniture.

Bedroom two, another good sized double bedroom, is located to the rear of the property with views across the garden and fields beyond. As with bedroom one, there are mirrored slide robes fitted.

The house bathroom has been converted to an accessible shower room and is fitted with a white three-piece suite comprising; a large shower unit with glass screen, a modern, pedestal hand basin and a low-level, modern WC. The walls are fully tiled with a ledge for storage and the floor is also tiled for practicality. An opaque window is situated above the hand basin,

allowing for light and ventilation.

From the kitchen, there is a step down to a tiled passageway, fitted with a range of wall units and power and space for an American-style fridge freezer and tumble dryer. Two traditional, panelled timber doors lead to the driveway and rear garden respectively.

A further internal door leads to the home office, which is located to the rear of the garage storage space and benefits from a window overlooking the rear garden and fields beyond. A desk/workbench is fitted beneath the window and one wall is fitted with open shelving for storage.

Externally, the property benefits from a low-maintenance, gravelled front garden with a driveway and carport leading to the single garage. The garage features an up-and-over door and is fitted with power

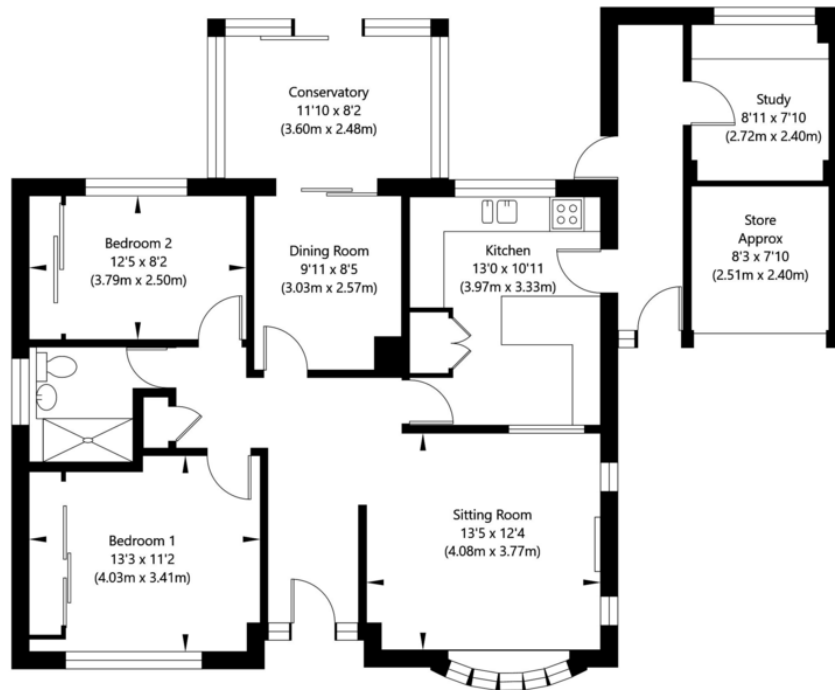
and light.

The rear garden is mostly laid to lawn with a gravelled path leading round the perimeter and bordered with beds of mature plants and shrubs. A further gravelled area beyond the conservatory is home to a timber shed, creating additional storage and providing plenty of scope to create a dedicated seating area. Fully enclosed with a low fence to the rear to make the most of the open views, a path also leads down the side of the garage to the driveway, allowing for practical access.

Damp report available:

The vendors are in receipt of a detailed damp survey on the property which indicates that that property requires substantial damp proofing works. This survey can be made available to a future purchaser. The property has been priced to reflect these works.





Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1091 SQ FT / 101.32 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1091 SQ FT / 101.32 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

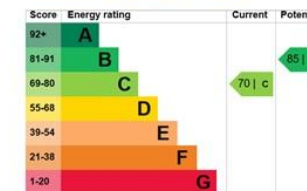
DIRECTIONS

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. Follow the road around where Number 31 is situated on the left hand side.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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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