



WISHART
ESTATE AGENTS

2 Merchant Way
Copmanthorpe
York
YO23 3TS

£625,000

- Detached four bedroom
- Utility room & ground floor WC
- Comer plot
- Principal suite with shower room
- Double garage & driveway
- Well maintained gardens
- Open plan family kitchen
- Walking distance of school



Occupying a prominent position on a corner plot, within the popular village of Copmanthorpe, this four bedroom detached home benefits from spacious internal accommodation and generous front, side and rear gardens.

A useful enclosed double glazed porch provides natural light and gives access to a welcoming entrance hall with stairs up to the first floor. Worthy of particular note, is the space to the rear of the staircase which benefits from a full-length window to the front elevation, again adding an abundance of natural light to this home. Located off the entrance hall are two storage cupboards and a ground floor cloakroom.

Truly the heart of the home, the open plan kitchen, dining and garden room are modern and light. The kitchen is fitted with a range of units with contrasting stonework preparation areas over. Integrated appliances include an electric induction hob with modern extractor fan over oven, a microwave and a warming drawer and space is provided for a tall fridge. The sink and drainer are set beneath a dual aspect window overlooking the rear garden.

A practical utility room, just off the kitchen, provides further storage space and is ideal for keeping noisier appliances, such as the dishwasher and the washing machine, away from the open plan kitchen arrangement. An internal door gives access to the garage, which

offers space for a freezer.

Ample space for dining is adjacent to the kitchen, while the garden room provides an informal seating area with panoramic views of the attractive rear garden.

Located to the rear of the ground floor and therefore also benefiting from views of the garden, is a good size lounge. Large windows flood the area with natural light and a gas fire acts as the main focal point. The flow of the ground floor accommodation is ideal for families and entertaining.

A further reception room, currently used as a snug, is located to the front aspect. This room would also lend itself as a very good size home office or perhaps a playroom.

Two cupboards located on the first floor landing are ideal for a linen storage and a hatch gives access to the loft space.

A large principal bedroom boasts fitted wardrobes and ample space for additional freestanding bedroom furniture. As one would expect in a property of this size, the principal bedroom also enjoys a large ensuite shower room.

Bedroom two and three are located to the rear of the property and have been extended from the original layout. Bedroom three has fitted wardrobes and both rooms have adequate space for additional bedroom furniture.

Currently used as a home office, bedroom four is located to the front of the property.

The house bathroom is fitted with a three-piece suite to include low-level WC, wash handbasin within a vanity unit and a bath.

The rear garden is mainly laid to lawn and features patio seating areas, a rockery garden, well stocked flowerbeds, summer house and a selection of plants and shrubs, adding privacy and interest to this well-maintained external area.

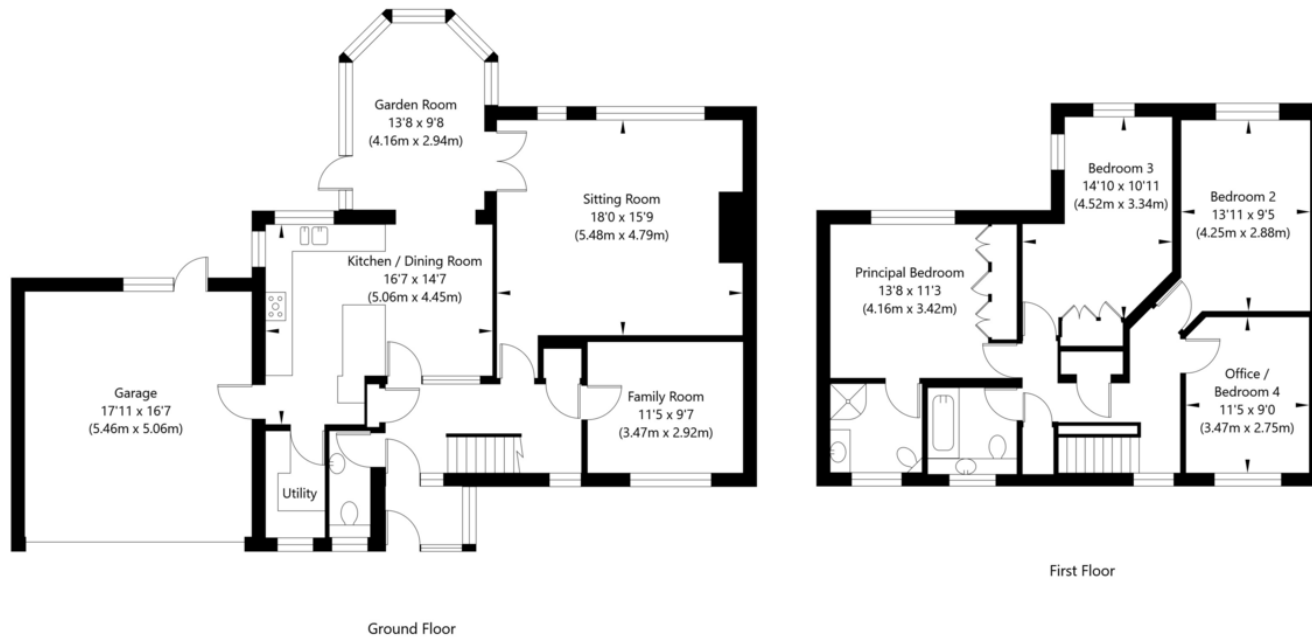
A well-maintained front lawn sits beside a block paved driveway which provides off road parking and leads to a double garage with power, light and an electric door. The Red Robin hedge and well stocked flower beds add a degree of colour and interest.





2 Merchant Way, Copmanthorpe, York, YO23 3TS

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1756 SQ FT / 163.12 SQ M - (Excluding Garage)
Total - 2071 SQ FT / 192.39 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band E

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 follow the road right along past Flaxman Croft towards Copmanthorpe Primary School and no. 2 is on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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

