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ESTATE AGENTS

10 Vicars Close  
Copmanthorpe  
York  
YO23 3TP

£585,000

- 6 bedroom detached
- 2 reception rooms
- Kitchen & separate utility
- Generous driveway & double garage
- Extensive rear garden
- Popular Copmanthorpe location
- Tadcaster Grammar School catchment
- No onward chain



Occupying a prime position at the head of the cul-de-sac, this extended 6-bedroom detached home is offered with no onward chain. Located in the heart of the sought-after village of Copmanthorpe, this much-loved family home features an extensive rear garden, a spacious principal bedroom with en-suite, and a double garage among its features.

With an extended footprint to offer 1460 sq ft of living accommodation, properties of this size and potential rarely become available in such a sought-after location. With scope to extend further, subject to necessary planning and consent, and with the opportunity for the

new owner to put their own stamp on it, early viewing of this property is highly recommended.

Set back beyond the generous driveway and laid to lawn frontage, you enter the property via the uPVC door into the open plan entrance hall and dining area. Carpeted stairs with timber handrail, synonymous with a property of this era, lead to the first-floor landing and accommodation, and a glazed panelled door opens to the lounge.

A bright space thanks to the south facing bay window overlooking the front of the property, and the double sliding doors which open to

the rear garden, both of which fill the room with natural light. Excellent for family time together and generous enough in size to accommodate a large sofa suite and other items of freestanding furniture. The focal point to the lounge is a gas fire with limestone surround and hearth. Finished with a cream carpet and neutral décor.

The dining room is situated to the front of the property and can accommodate a formal dining set up with ease. The same cream carpet flows from the lounge through the dining room, which again is finished in neutral tones.

The kitchen is fitted with a range of base and wall units with worktops over. A stainless-steel sink with mixer tap and drainer sit below a large window with views over the mature garden. The kitchen comes complete with a freestanding gas oven, and space is provided for an undercounter fridge. As well as having a formal set up in the dining room, there is also space for a smaller table set up in the kitchen.

Beyond the kitchen you reach the utility room, which offers space and plumbing for a freestanding washing machine and tumble dryer. A uPVC door provides access to the rear garden. A downstairs cloakroom off the

utility offers a low level WC and pedestal handwash basin with mixer tap.

Approaching the first-floor landing and accommodation, you get a sense of the space on offer, having had a double storey side extension above the double garage, to create 2 further bedrooms. Hatches either side of the landing provide access to the two separate loft spaces.

Bedroom 1 is the principal room overlooking the front of the property. A very generous double room with an array of fitted wardrobes plus dressing area leading to the en-suite shower room. Finished with carpet underfoot

and neutral décor. The en-suite shower room briefly comprises: low level WC, pedestal handwash basin and single shower cubicle. A frosted window allows for privacy, ventilation and light and a timber effect vinyl floor covering and decorative cream tiled walls complete the room.

Bedrooms 2 and 3 are further good size double rooms, both facing the front of the property. Each room benefits from a built-in cupboard with louvre style doors and is finished with carpet and neutral décor.







Bedroom 4 is a further good-sized room which could accommodate a double bed and would make an excellent guest room. Boasting lovely views over the rear garden and is finished with carpet and neutral décor.

Bedrooms 5 and 6 are both single rooms, offering versatility to use as a child's bedroom, playroom, office, dressing room or nursery.

Located on the landing is a handy linen cupboard with shelving, ideally located opposite the house bathroom.

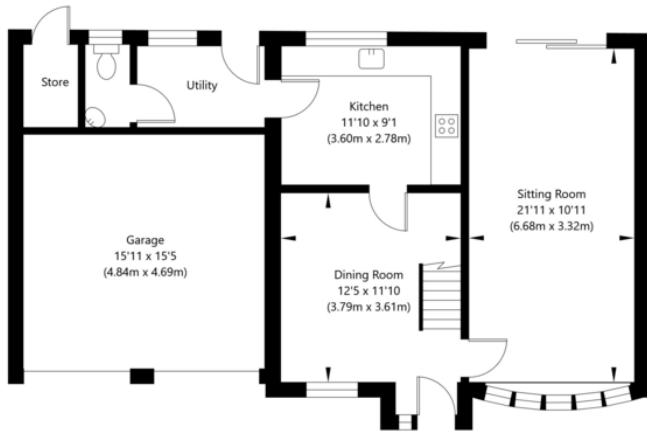
The house bathroom offers a bath with shower over and glass screen, pedestal handwash basin with mixer tap and low-level WC. Two frosted windows to the rear allow for plenty of privacy, light and ventilation. Decorative blue and white wall tiles with pale timber effect laminate flooring complete the bathroom.

Externally the property benefits from a generous driveway with space for up to four vehicles and double garage with electricity and lights. A lawned frontage adds a pop of colour, and gated side passage leads to the rear. Built within the back of the property is a handy outhouse providing ideal storage for

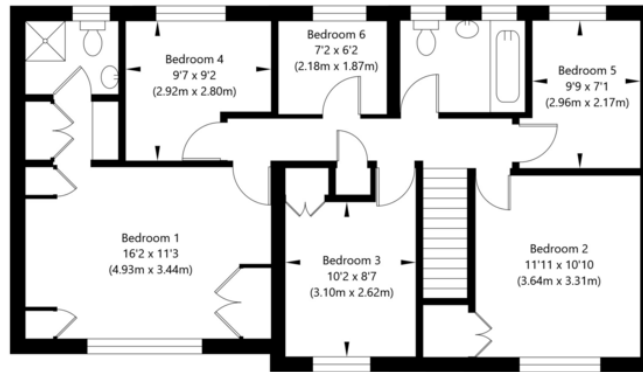
gardening tools, muddy boots or garden play equipment.

The rear garden is an expansive and private space, especially so as it backs onto the Vicarage Orchard. It has mature borders, an apple tree and a plum tree, an extensive lawn, and a side garden that provides an ideal space for a shed, garden office, or water feature. At the end of the garden a paved patio is perfectly situated to capture the end of day sun.

City of York Council  
Tax Band D  
EPC Rating D



Ground Floor - (Excluding Garage and Store)  
GROSS INTERNAL FLOOR AREA  
APPROX. 589 SQ FT / 54.75 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 873 SQ FT / 81.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1462 SQ FT / 135.82 SQ M - (Excluding Garage and Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

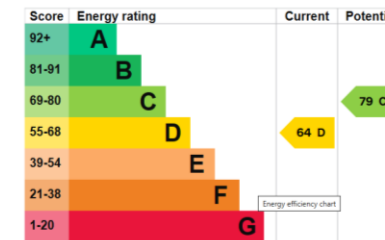
### LOCAL AUTHORITY

York City Council

### DIRECTIONS

Entering Copmanthorpe from the A64 heading East, drive along Manor Heath. Follow Manor Heath until it merges onto School Lane. Drive to the end of School Lane and take a right onto Main Street. Continue along Main Street and take your 2nd left onto St Giles Way. Take your first left onto Vicars Close and number 10 can be located straight ahead.

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



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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

