



YOUR MOVE
ANSCOMBS

Sutor Close, Copmanthorpe, York YO23 3TX

Guide Price £325,000

ACCOMMODATION

A generously proportioned four double bedroom detached home, tucked away within an attractive cul-de-sac in the highly sought-after village of Copmanthorpe. Offering an exciting opportunity for a new owner to modernise and create a home to their own style and specification, the property features spacious and versatile accommodation, a private south-facing rear garden, driveway parking and a detached garage. Offered for sale with the added advantage of no forward chain.

The property is approached via a side entrance which opens into a spacious hallway. To the front is the kitchen, fitted with a range of wall and base units with space for appliances, together with a useful external door providing access to the side of the property.

Undoubtedly one of the highlights of the home is the impressive dual-aspect, L-shaped lounge/dining room, which extends across the rear and provides a wonderful space for both everyday family life and entertaining. A large picture window and sliding patio doors allow plenty of natural light into the lounge while providing an attractive outlook over, and direct access to, the rear garden. The adjoining dining area is complemented by a further window to the side. A cloakroom/WC completes the ground-floor accommodation.

To the first floor are four well-proportioned double bedrooms, offering excellent flexibility for a growing family, guests or those requiring dedicated home-working space. A family bathroom/WC serves the bedrooms.

The property benefits from double glazing and gas central heating. Energy Performance Certificate (EPC) rating: TBC.

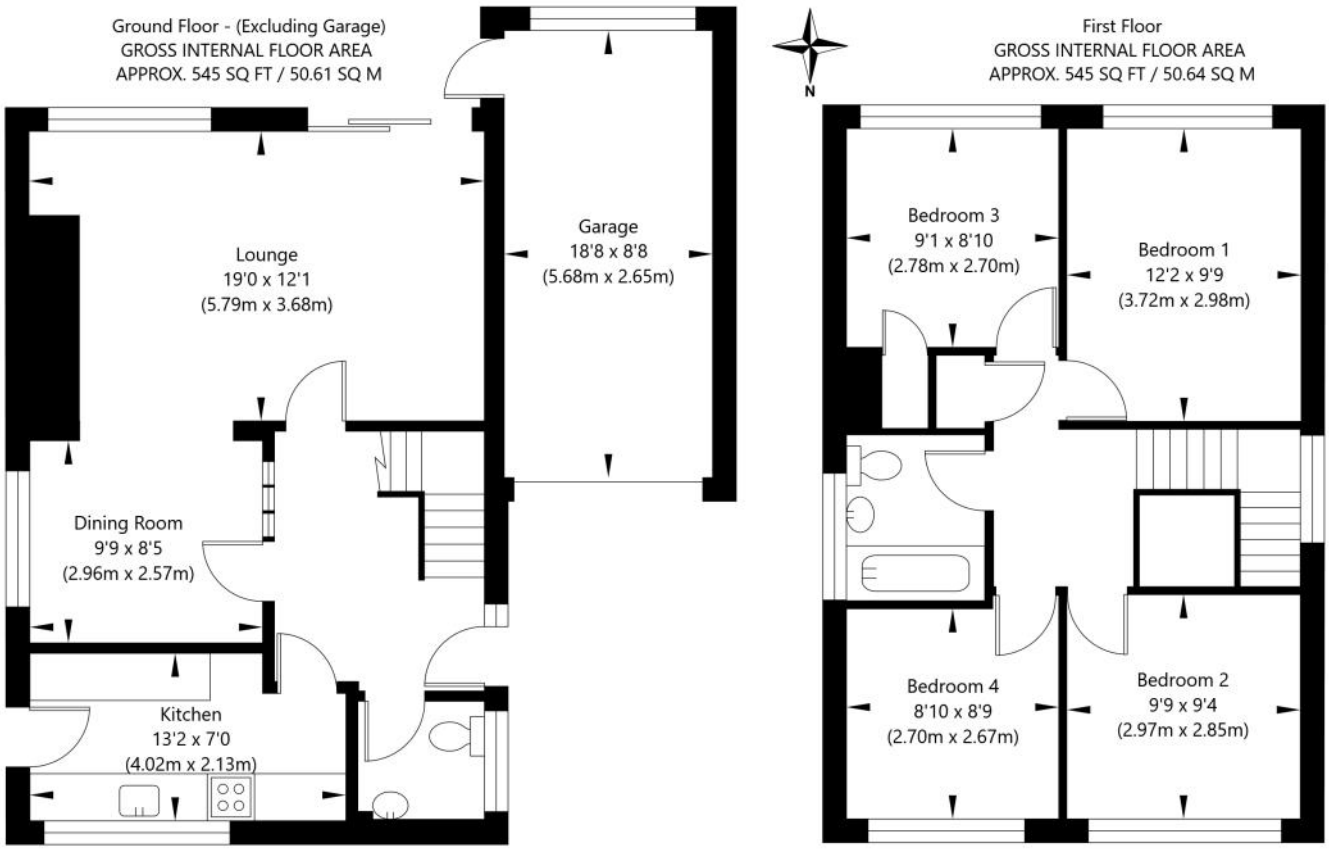
Outside, the property is complemented by established gardens to both the front and rear. The front garden features a lawned area surrounded by mature shrubs and trees, while a block paved driveway to the side provides off-street parking and leads to a detached garage with power and light. To the rear is a particularly appealing south-facing garden which enjoys a high degree of privacy. A paved patio provides an ideal setting for outdoor dining and entertaining, beyond which is a lawn framed by mature, well-established trees and hedging.

Sutor Close is a pleasant residential cul-de-sac situated within the ever-popular village of Copmanthorpe. The village is well served by a range of everyday amenities and recreational facilities, together with a primary school, and lies within the catchment areas for both Millthorpe School and Tadcaster Grammar School.

Copmanthorpe is particularly well placed for access to York city centre and the A64, making it an excellent choice for those wishing to enjoy village life while retaining convenient access to the city and the wider regional road network.

COUNCIL TAX Band D - 2026/2027 Approx £2,270

What3Words ///elite.clubs.native



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1090 SQ FT / 101.25 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

YOUR MOVE ANSCOMBS
31-32 Colliergate, York, YO1 8BN
01904 621532
york@your-move.co.uk
Mon – Fri 9am – 5pm
Saturday 9am – 4pm

YOUR MOVE ANSCOMBS

www.your-move.co.uk/york















YOUR MOVE
ANSCOMBS

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Calls may be recorded/monitored for quality control and training purposes.