



YOUR MOVE
ANSCOMBS

**Temple Garth, Copmanthorpe, York YO23 3TF**

**Guide Price £375,000**

## ACCOMMODATION

A beautifully positioned three bedroom semi-detached home, tucked away down a quiet country lane on the edge of Copmanthorpe and enjoying attractive views over open fields to both the front and rear.

Offering a wonderful balance of semi-rural living and village convenience, the property combines a peaceful countryside setting with excellent access to local amenities, schooling and York city centre, making it an appealing choice for families.

An entrance lobby opens into the spacious lounge at the front of the property, where a deep bay window makes the most of the open outlook and an attractive multi-fuel stove creates a welcoming focal point. To the rear is a generous L-shaped kitchen/dining room with ample space for a dining table and chairs. A window overlooking the garden, together with a skylight, allows plenty of natural light into the room. The kitchen is fitted with a range of units incorporating space for a range-style cooker and washing machine, along with an integrated fridge/freezer.

A rear hallway provides access to the garden and leads to a versatile additional ground-floor room. Currently used as a fourth bedroom, this flexible space would work equally well as a family room, home office or second reception room and benefits from French doors opening directly onto the garden. A shower room/WC completes the ground-floor accommodation.

On the first floor are three good-sized bedrooms and a family bathroom/WC.

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

Outside, there is a lawned front garden and a driveway to the side providing off-street parking and leading to the attached garage, which is fitted with an electric door. To the rear is a good-sized, established garden which enjoys a pleasing sense of privacy, with mature planting creating an attractive backdrop. Two separate seating areas provide ideal spaces for outdoor dining, entertaining or simply relaxing and enjoying the open aspect.

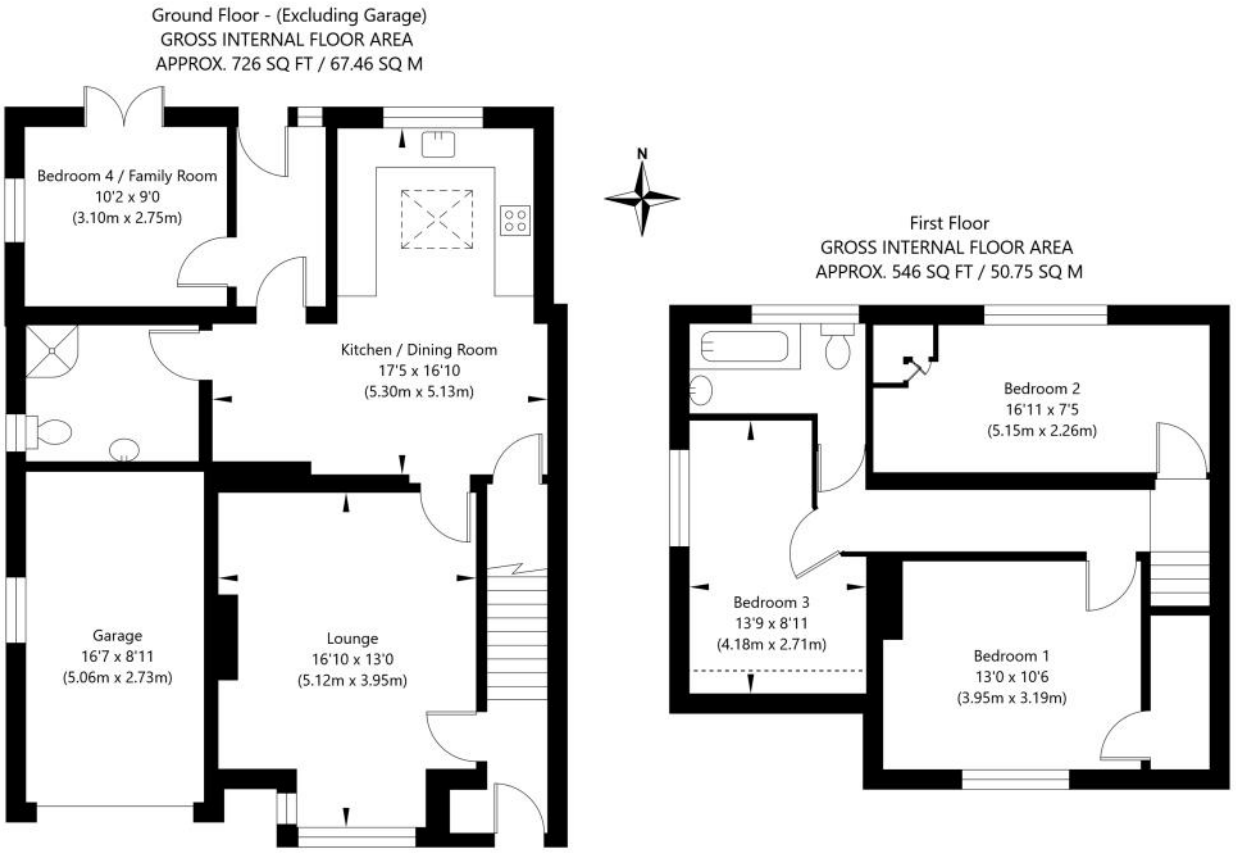
The property occupies a particularly appealing position on the edge of countryside and enjoys a wonderful sense of space and tranquillity while remaining conveniently connected to the heart of the village.

Copmanthorpe is a popular and well-served village offering a range of everyday amenities, recreational facilities and a primary school. The village lies within the catchment areas for both Millthorpe School and Tadcaster Grammar School and is ideally positioned for access to York city centre and the A64, providing excellent connections for those commuting further afield.

## COUNCIL TAX

Band C - 2026/2027 Approx £2,020.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1272 SQ FT / 118.21 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.


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