



**LOW GREEN, COPMANTHORPE**  
£575,000

**Carter Jonas**



## LOW GREEN, COPMANTHORPE, YO23 3SB

This stunning contemporary home, built in 2015, is perfectly perched on the village green in Copmanthorpe. With high ceilings, large windows, and zoned underfloor heating, it offers bright and welcoming spaces with beautiful oak finishes throughout.

The ground floor features a spacious entrance hall, two double bedrooms, a utility room, and a modern family bathroom. A sun room with exposed brick walls opens onto a peaceful walled courtyard. The ground floor also includes an integral garage and workshop.

The first floor boasts a gorgeous open-plan living area and kitchen - perfect for entertaining! The master bedroom with en-suite and a guest WC are also on this floor. Large windows provide views of the village green and courtyard.

Externally, the property has a brick-paved driveway for two cars and a private walled courtyard - ideal for outdoor dining. Located in the vibrant village of Copmanthorpe, it offers a great community feel, local amenities, and an excellent primary school, with easy access to York City Centre and the A64.

This exceptional three-bedroom home is sure to appeal to a range of buyers. Early viewing is highly recommended.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

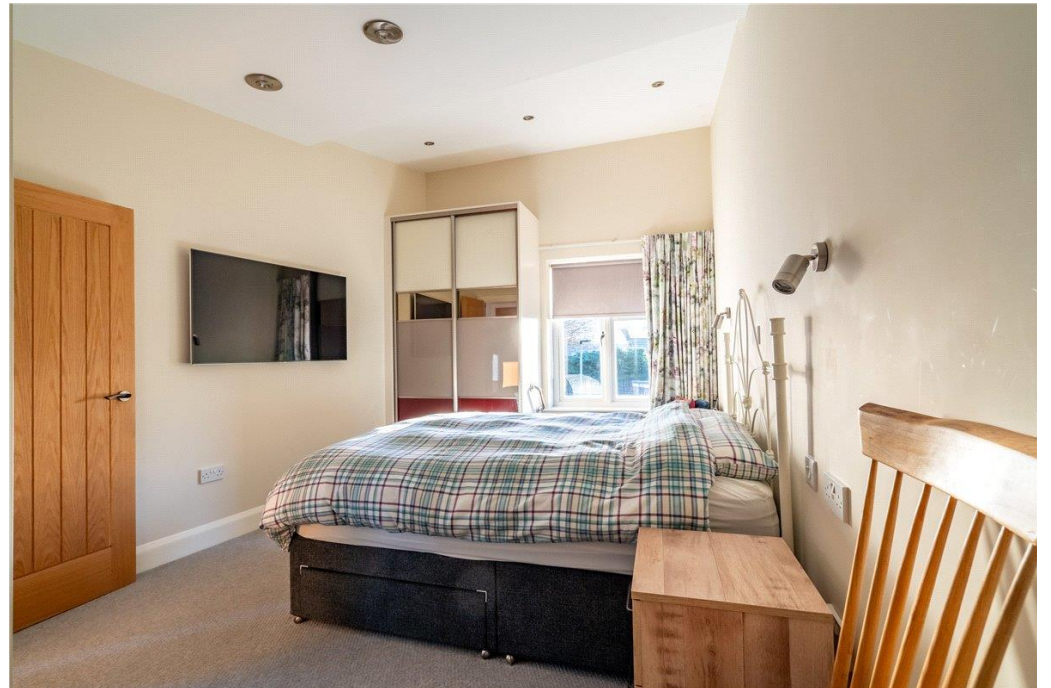
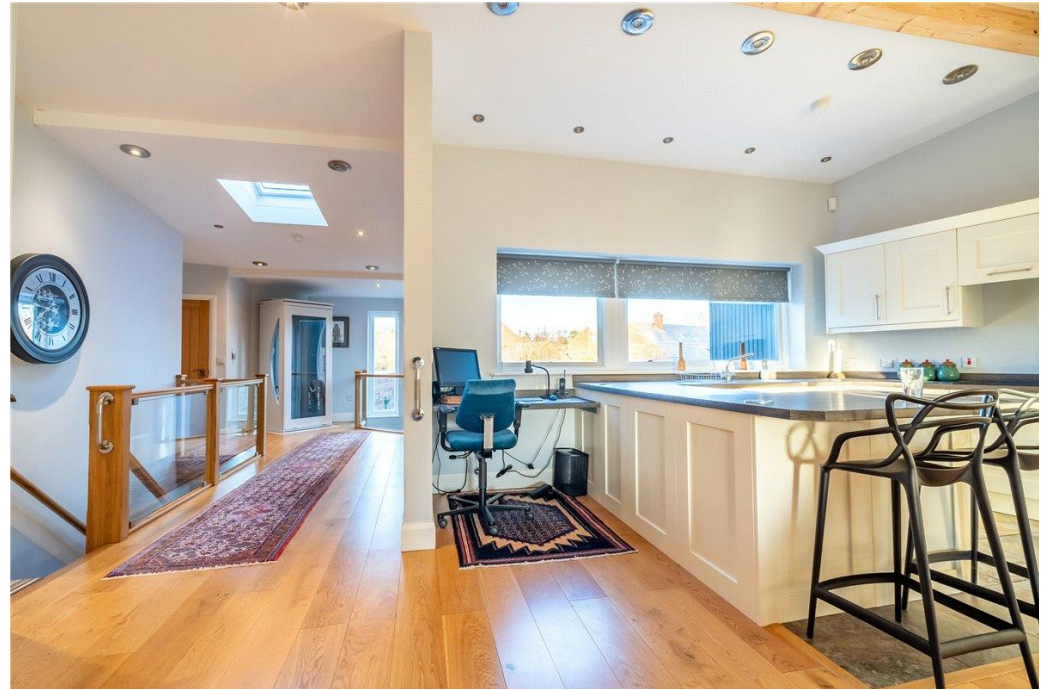
**COUNCIL TAX BAND** F

**EPC BAND** B

**THIS CONTEMPORARY THREE-BEDROOM HOME, BUILT IN 2015, FEATURES HIGH CEILINGS, LARGE WINDOWS, ZONED UNDERFLOOR HEATING, AND A STUNNING OPEN-PLAN LIVING AREA, ALL PERFECTLY SITUATED ON THE VILLAGE GREEN**





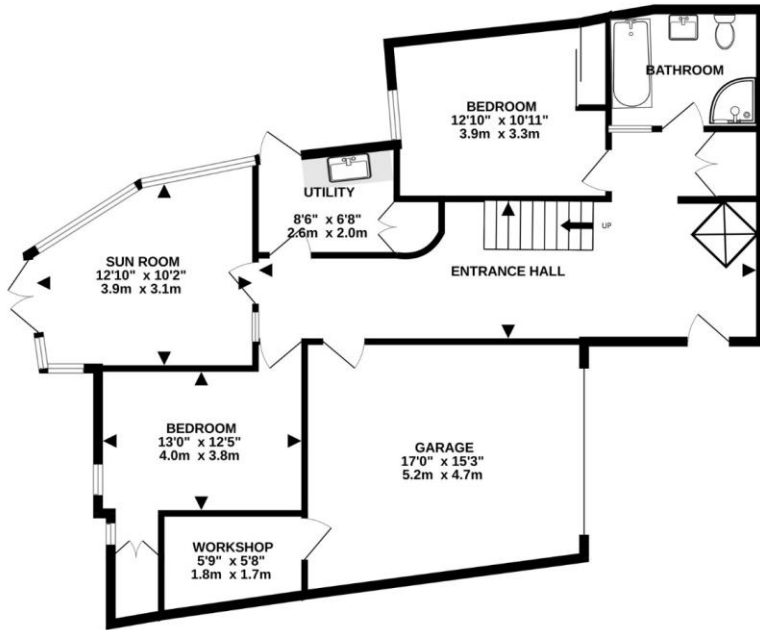




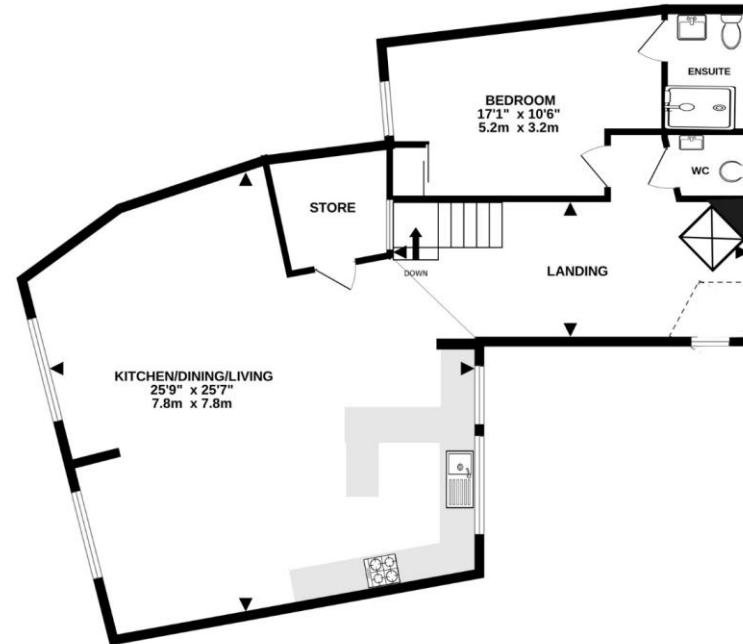




GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 2098 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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## IMPORTANT INFORMATION

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Classification L2 - Business Data