



**BEADLE GARTH, COPMANTHORPE, YO23**  
£675,000

**Carter Jonas**



# BEADLE GARTH, COPMANTHORPE, YO23

A superb five-bedroom detached family home positioned at the head of a quiet cul-de-sac in the ever-popular village of Copmanthorpe.

The current owners have upgraded and extended the property to create one of the most practical and family-friendly homes in the village.

The impressive 37-ft open-plan kitchen-living room forms the heart of the home – perfect for everyday family life and entertaining alike. The family lounge is a generous size, while the separate utility room and purpose-built drying room add real day-to-day practicality.

Upstairs, the extended accommodation offers spacious bedrooms, with two featuring en-suites. The master suite is particularly impressive, with a vaulted ceiling, a generous dressing room, and a stunning larger-than-average en-suite with walk-in shower. The bedroom also benefits from air conditioning, ensuring cool, relaxed sleep during the hot Summer months.

Outside, the west-facing rear garden enjoys afternoon and evening sun – perfect for summer BBQs and outdoor living. The property also benefits from a double garage and ample driveway parking.

Close to schools, shops and The Rec, this outstanding home ticks all the boxes for modern family living.

In accordance with the Estate Agents Act 1979, we advise that the property is owned by an employee of Carter Jonas.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** C

**SUPERB 5-BED DETACHED HOME AT THE HEAD OF A QUIET CUL-DE-SAC IN COPMANTHORPE. STUNNING MASTER EN SUITE, 37FT KITCHEN-LIVING ROOM, GENEROUS LOUNGE, WEST-FACING GARDEN, DOUBLE GARAGE AND UTILITY.**



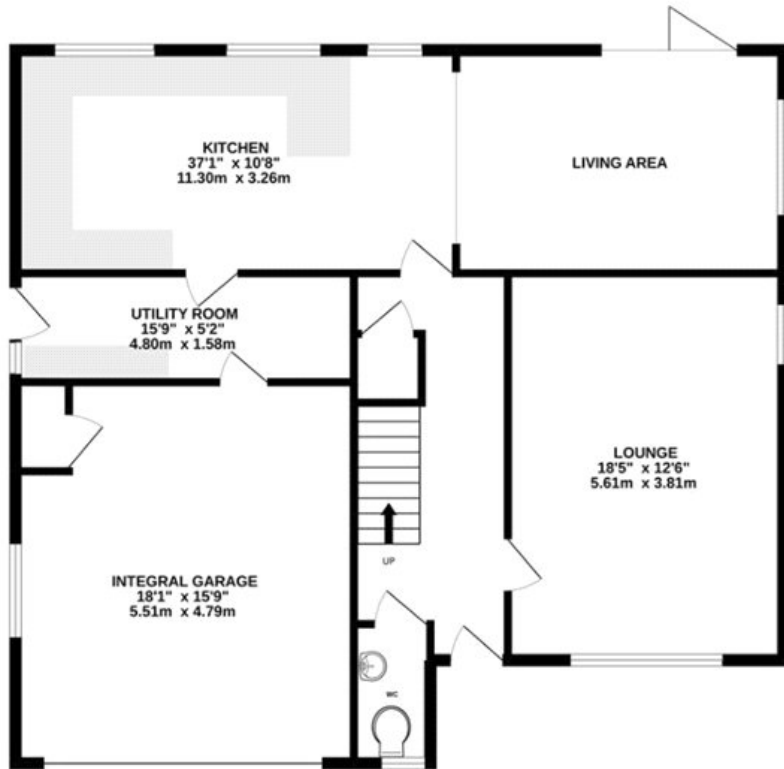




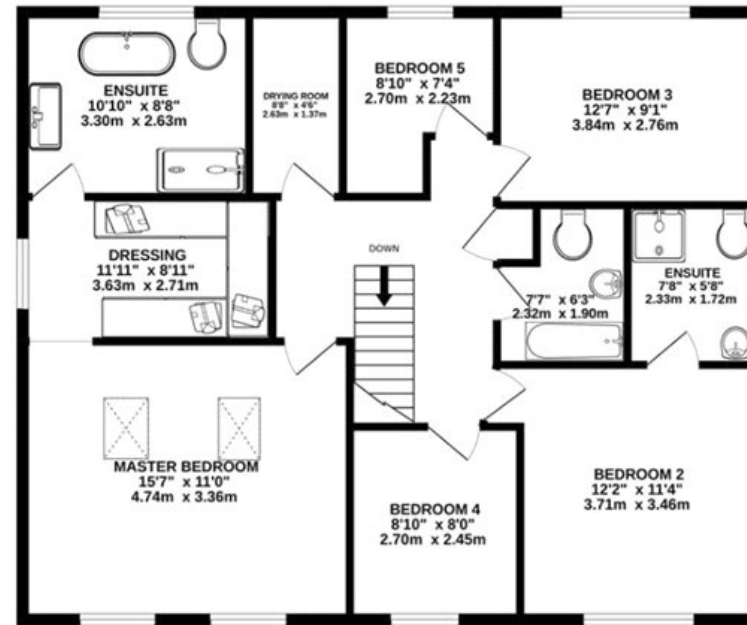




GROUND FLOOR  
1161 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



### 5 BED DETACHED

TOTAL FLOOR AREA : 2175 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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