



ST. GILES WAY, COPMANTHORPE
£395,000

Carter Jonas

17 ST. GILES WAY, COPMANTHORPE, YORK, YO23 3XT

This heavily extended three-bedroom semi-detached home sits in the very heart of Copmanthorpe, enjoying excellent access to the village recreation ground, local shops and highly regarded schools. From the outside, the property presents as an attractive and well-maintained family house, however stepping inside reveals a home that is remarkably deceptive in both scale and layout, offering significantly more accommodation than first impressions might suggest.

The current owners have undertaken an extensive programme of renovation, creating a flexible and spacious home that is perfectly suited to modern family living. An entrance hall leads through to a comfortable front lounge, which in turn opens into the impressive extended dining kitchen. This superb space forms the true hub of the house, combining areas for cooking, dining and relaxing, and enjoying a natural connection to the garden beyond.

The further ground-floor accommodation continues to surprise, with a separate utility room - providing valuable practical space, which leads through to a versatile games room, ideal for family use or as a home office. The former garage has been thoughtfully converted into a gym and useful bike store, though it could easily be reinstated should a purchaser prefer. A ground-floor WC completes the accommodation at this level.

Upstairs, the generous proportions continue. The principal bedroom suite occupies the space above the garage and utility extension, creating a particularly spacious main bedroom with the added benefit of an en-suite shower room. The second bedroom was originally two separate rooms and now offers a large double bedroom, with a third bedroom alongside. A recently refitted family bathroom serves the remaining bedrooms and has been finished to a high standard with a contemporary feel throughout. Externally, the property benefits from off-street parking to the front for two vehicles. To the rear is a fully enclosed and attractively landscaped garden designed with both relaxation and entertaining in mind, including a designated hot tub area.

Overall, this is a surprisingly spacious and thoughtfully improved family home in a prime village location, offering far more accommodation than its frontage alone might suggest.

TENURE
Freehold

LOCAL AUTHORITY
City of York Council

EPC BAND
To be confirmed

COUNCIL TAX BAND
C

A HEAVILY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED IN THE HEART OF COPMANTHORPE, OFFERING SUPERB ACCESS TO THE RECREATION GROUND, LOCAL SHOPS AND WELL-REGARDED SCHOOLS.







St. Giles Way, York, YO23

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft
(Including Garage / Store)



illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
© Intelligent Property Marketing 2026

York 01904 558200

york.resisales@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.