



HUDSON  
MOODY

6 Wheatley Croft, Appleton Roebuck, York YO23 7BX

OFFERED WITH NO CHAIN

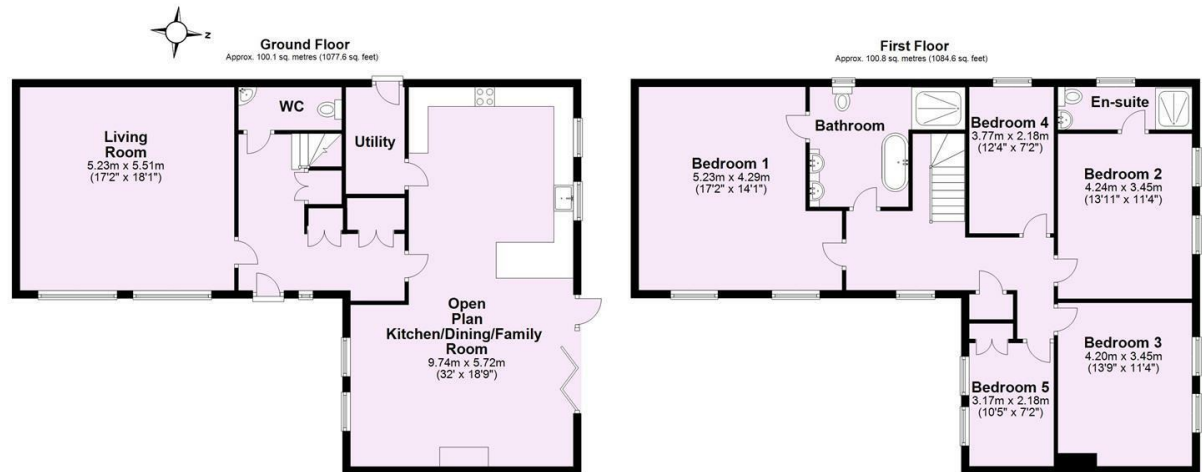
A beautifully presented FIVE BEDROOM detached house, nestled in the centre of Appleton Roebuck, within easy reach of York and Leeds and boasting an abundance of space for any large family. The property is arranged over approximately 2,162 square feet and has been renovated and remodelled by the current owners.

- Five Bedroom Detached House
- Fantastic Open Plan Kitchen Living Space With Bespoke Fitted Kitchen
- Bifolding Doors Out to the Rear Garden
- Separate Utility Room
- Downstairs WC
- Underfloor Throughout Ground Floor
- Large Master Bedroom With Door to Family Bathroom
- Four Further Well Proportioned Bedrooms Including One with En-Suite
- Ample Storage Throughout with Large External Lean Too
- Off Road Parking for Two Cars

**Guide Price £675,000**

**Tenure: Freehold**

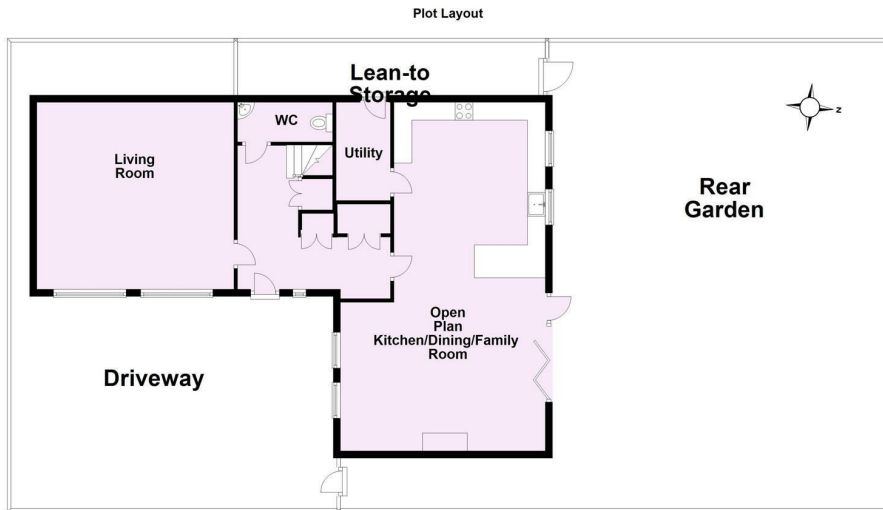
**Council Tax Band: F**



Total area: approx. 200.9 sq. metres (2162.1 sq. feet)  
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

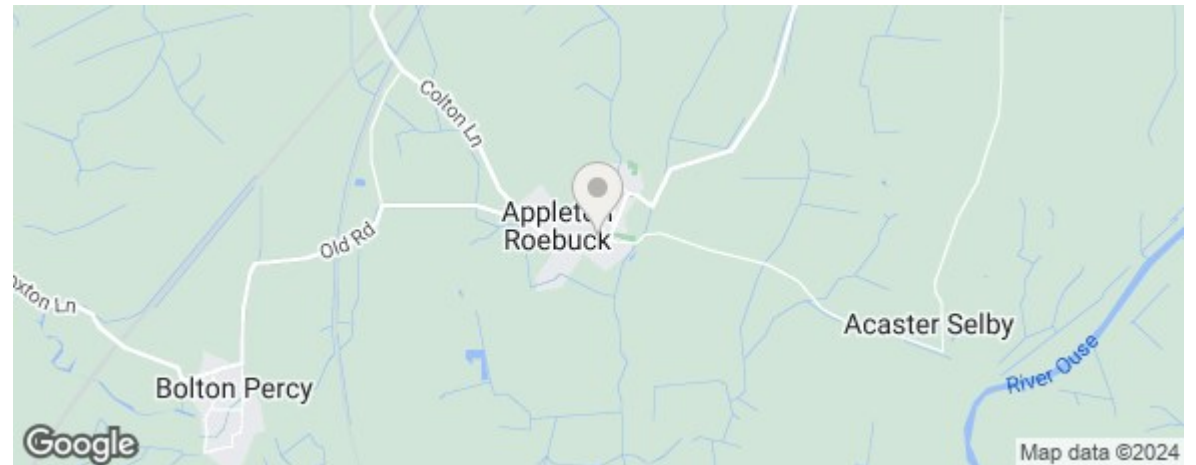






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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