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ROKEBY HOUSE • ASKHAM RICHARD • YORK



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PRS Property Redress Scheme



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ROKEBY HOUSE

Main Street, Askham Richard, York YO23
3PT

York 6 miles • A1(M) 9 miles • Leeds 20 miles

**Appealing, detached village house
with garage, lovely gardens and fine
views**

Entrance and garden room • staircase hall •
cloaks cupboard • wc • sitting room • dining
room • conservatory • kitchen/breakfast room
• utility room

Principal bedroom • 3 further bedrooms •
shower • house bathroom • loft

Private drive • double garage • rear garden •
summer house

For Sale Freehold

Askham Richard is a quintessential English village with a picturesque village green and large duck pond, situated some six miles southwest of York. Rokeby House has been a much-loved home since it was purchased new in 1976 by the current owner. It overlooks the village green and comes with private parking, a double garage, beautiful gardens and wonderful views front and back. This four-bedroom property would now benefit from updating and is offered for sale with no onward chain.

- Attractive, detached village house
- Outlook over village green and duck pond
- Accommodation of more than 1500 sq ft
- In need of updating with opportunities to extend, subject to planning
- Detached double garage and private parking
- Delightful, well tended, family-sized garden at the rear
- Primary school within walking distance
- 15 minutes' drive to York city centre, 10 minutes to the Designer Outlet

Rokeby House is built of heritage brick with a pantile roof and is double glazed throughout. It has been well maintained over the years and is offered in good order, but would now benefit from some renovation. The well-designed layout includes a central hall giving access to a cloakroom/wc and useful cloaks cupboard. All principal rooms overlook the garden. There is a large, double aspect sitting room with a bay window, sliding doors to the garden and an outlook over the village green. A dining room opens to a conservatory with French doors to the garden patio, there is a kitchen/breakfast room with fitted units, and an adjacent utility room with back door. Upstairs the large

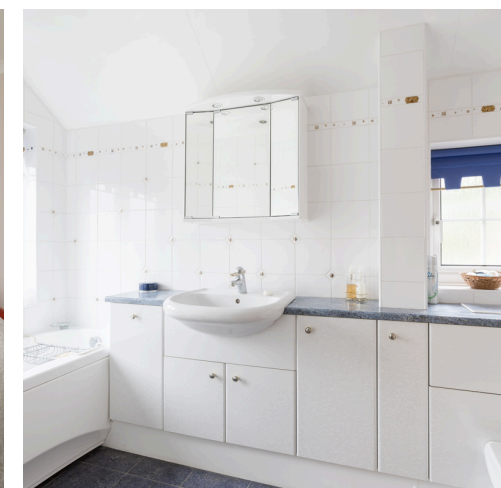
principal bedroom has fitted cabinetry and glorious views over the garden to countryside beyond. An adjacent single bedroom would serve equally well as a dressing room or study, and there is shower cubicle off the landing as well as two further bedrooms, a house bathroom and walk-in airing cupboard.

Outside

Wrought iron gates in a low brick wall open to the block-paved drive, which provides secure driveway parking for up to three cars and gives access to the garage. The detached double garage has roller shutter doors, a window, power and light. A side garden gate gives access to the rear garden, which is generous in size and beautifully landscaped. A patio area abuts the house and is encircled by shrubs and a rock garden. Steps rise to a large and private expanse of lawn, fully enclosed, and with shaped herbaceous borders, a summer house, a raised vegetable bed, colourful shrubs and a further patio area with a western orientation.

Environs

This attractive village with its traditional village green and duck pond also has a range of amenities including a primary school, Grade II listed church with a Norman doorway and a garden centre with a coffee shop. The village is surrounded by wonderful countryside and three miles outside is Askham Bog Nature Reserve, a survivor of the ancient fenlands of Yorkshire. Askham Richard is particularly well located being convenient for access to York city centre, Leeds and the national motorway network, just 10 miles from the A1(M).



Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Services & Systems: All mains services except gas. Gas mains to village. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: York City Council
www.york.gov.uk Conservation Area

Directions: Head into the village from the A64 and the property is on the right hand side opposite the village green, as denoted by the house sign. What3words
///peach.downhill.sunset

Rokeby House, Askham Richard, York, YO23 3PT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1508 SQ FT / 140.07 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast