

## Northfield Avenue, Appleton Roebuck, York, YO23 7EB

- COUNCIL TAX BAND F
- PICTURESQUE VILLAGE LOCATION
- FIVE DOUBLE BEDROOMS
- SUPERB OPEN PLAN BREAKFAST KITCHEN
- EXTENDED AND FULLY MODERNISED
- EPC RATING - D
- DETACHED FAMILY RESIDENCE
- 2400 SQ.FT OF HIGH QUALITY LIVING SPACE
- LARGE LOUNGE/DINING ROOM
- TWO BATHROOMS

**£680,000**



# Northfield Avenue, Appleton Roebuck, York, YO23 7EB - £680,000

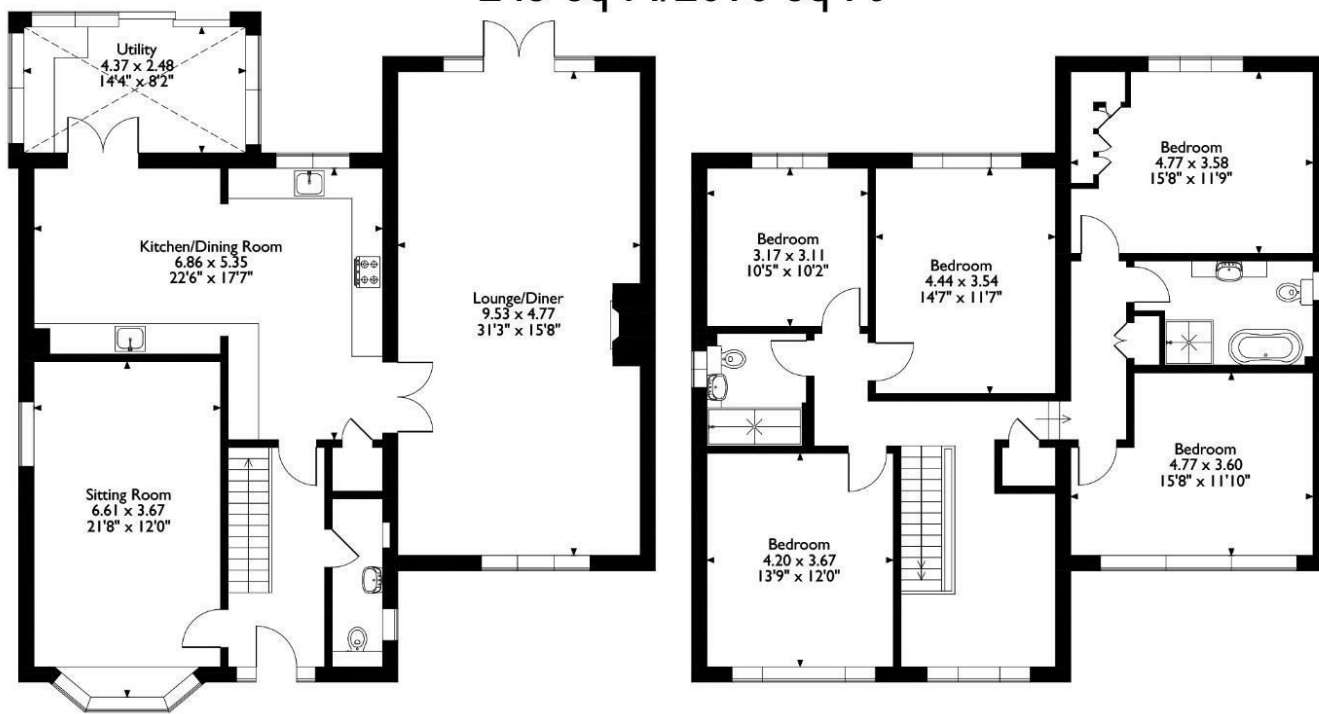
## DESCRIPTION

This is an exceptional family home located in one of North York's most sought-after villages, located approximately eight miles to the west of York. The property which has recently been extended and modernized must be viewed to fully appreciate the quality and finish of the contemporary development project. The result is a well-designed five double bedroomed family residence extending to approximately 2400 sq. ft of beautifully presented living space. At the heart of the property is a superb L-shaped open-plan breakfast kitchen with living area, double doors lead to a large lounge/dining room and french doors give direct access to landscaped gardens at the rear. The design of the property means it flows seamlessly from one room to the next, with an adjoining conservatory and separate living room the property lends itself beautifully for entertaining guests. Appleton Roebuck is a very picturesque village surrounded by stunning countryside and has a thriving community. It lies within the catchment area for Tadcaster grammar school and has easy access to the regional and national road networks via the A64 & A1M. This is a Freehold property. Council Tax Band F.





15 Northfield Avenue Appleton Roebuck, York  
 Approximate Gross Internal Area  
 243 Sq M/2616 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Viewings**

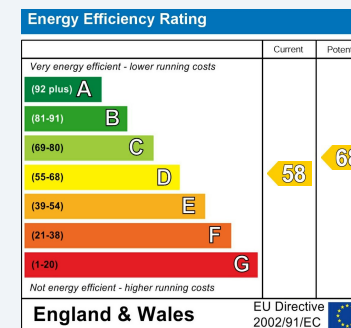
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

