



Main Street, Appleton Roebuck, York, YO23 7DG

- DETACHED DORMA BUNGALOW
- DOUBLE GARAGE
- DOWNSTAIRS SHOWER ROOM
- 4 BEDROOM
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS

£675,000



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DESCRIPTION

A beautiful four bedroom detached home situated in the sought after village of Appleton Roebuck, located approximately 7 miles from York and benefits from a local pub and primary school, as well as easy access to the York Ring Road, Designer Outlet and A64.

Upon entering the property you have a spacious entrance hall with stairs leading to the first floor. There is a generous lounge that runs front to back of the property and is filled with light from windows to three elevations. An attractive multi-fuel burning stove creates a focal point to the room.

The kitchen features a range of base and wall units as well as integrated appliances. Beyond the kitchen is a further reception room which offers ample space for a dining table and chairs, as well as a seating area with a large window overlooking the rear garden and patio doors to the patio. From the second reception room is a hallway where you can access the utility room with further units as well as a W.C with sink and access to the garage.

The ground floor living space is completed by a further reception room currently used as a bedroom but also suitable as a home office if required. There is also a ground floor shower room with sink, W.C and walk in shower.

To the first floor you have three bedrooms, one of which has a walk in wardrobe. There is a jack-and-jill bathroom with sink, W.C and bath. Storage is available in the eaves of the 1st floor.

The property sits on a corner plot and has a lawned front garden with well-stocked, mature borders. A driveway leads to the integral double garage. To the rear is a further lawned garden with patio seating area.

This property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all that it has to offer.







Ground Floor

First Floor

Total floor area 186.9 m² (2,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

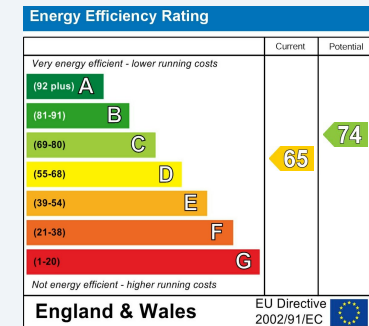
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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