



Colton Lane, Appleton Roebuck, York, YO23 7DU

- BEAUTIFULLY PRESENTED
- PLANNING PERMISSION GRANTED FOR EXTENSION
- EPC RATING E
- RURAL LOCATION
- STUNNING VIEWS
- COUNCIL TAX BAND B

£265,000



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DESCRIPTION

A beautifully presented, recently modernised railway cottage located between the villages of Colton and Appleton Roebuck.

Upon entering the property you have an entrance hall which opens up to the modern kitchen which was installed in the summer of 2024 with its range of base and wall units as well as integrated oven and hob with extractor fan above. There is a utility area between the kitchen and living room with space and plumbing for a washing machine.

The spacious living diner has built in storage in the alcoves and an attractive log burner creating a focal point to the room. Beyond the living area you have a sunroom with double doors to the garden.

The ground floor is completed by the attractive family bathroom with sink, W.C and free standing roll top bath with shower over.

To the first floor you have two double bedrooms, the main of which has fitted wardrobes.

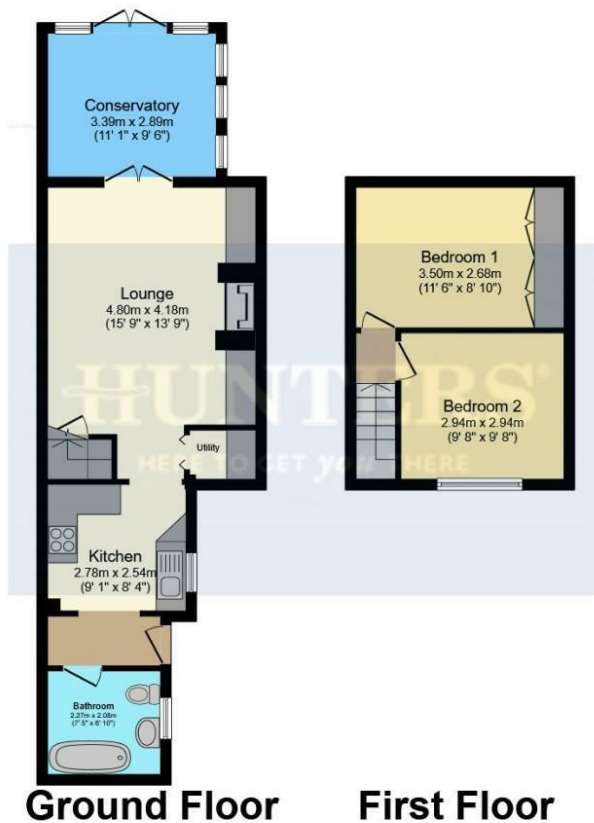
Externally the property has a driveway providing off street parking multiple vehicles, there is a private, low maintenance rear garden with shed. Additionally this property has ownership of the main driveway to the cottages as well as a strip of land to the side with established fruit trees and raised beds.

The property also has planning permission granted for a sizeable extension creating a third bedroom and first floor bathroom, details can be found with planning reference ZG2023/0949/HPA.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 74.3 m² (799 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

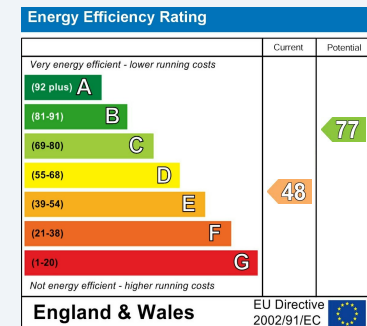
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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