



Orchard Close, Appleton Roebuck, York, YO23 7DB

- Detached Family Home
- Double Garage
- Council Tax Band D
- Open Plan Living
- Stunning Condition
- EPC Rating C

£450,000



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DESCRIPTION

Situated in the picturesque village of Appleton Roebuck, this three-bedroom detached house combines modern open-plan living with traditional charm and is in stunning condition.

The ground floor comprises entrance hall which leads to a separate lounge and WC. The open-plan kitchen diner is the highlight of this home - naturally light and airy with sky lights and bifold doors opening to a large garden - ideal for entertaining. Additionally, there is a spacious double garage with ample storage and driveway. Upstairs are three bedrooms and family three-piece bathroom.

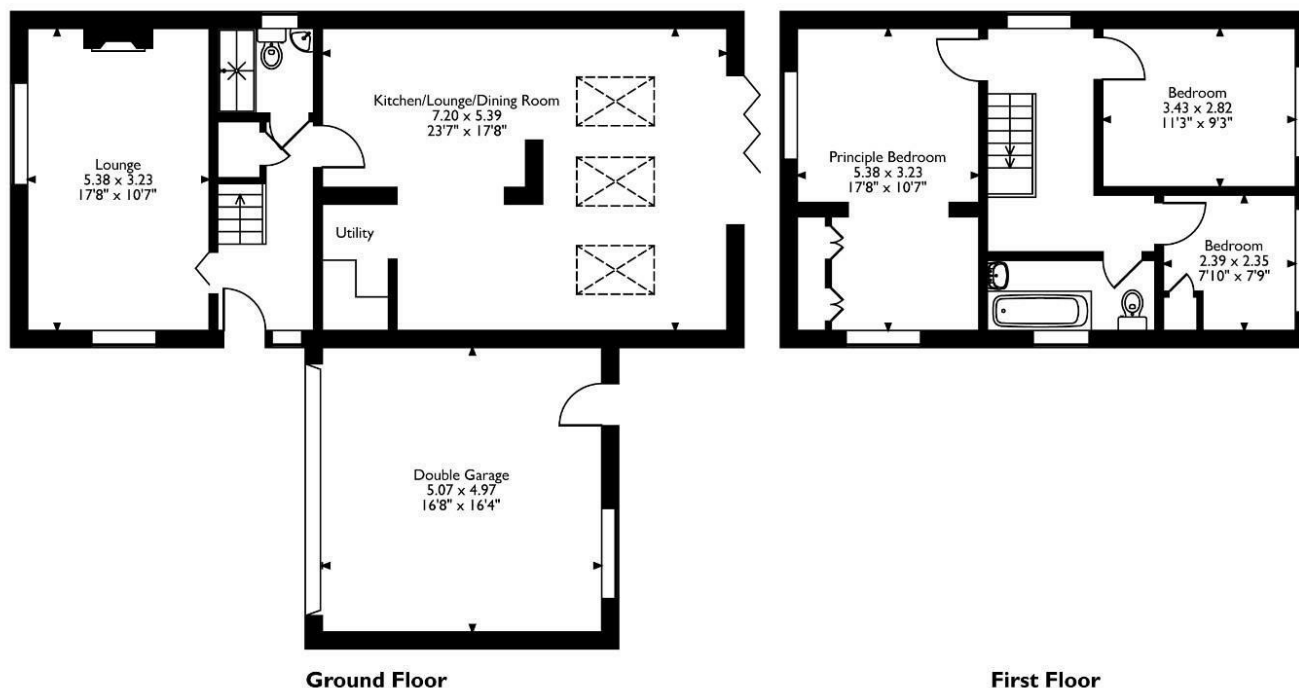
The large garden is ideal for families offering exceptional levels of privacy and views over the surrounding countryside. Additionally, there is a separate studio - ideal for a home office.

Appleton Roebuck is 9 miles south-west of York City Centre, offering primary school, good road connections to the A64 and A19 and bus service to York.





16, Orchard Close, Appleton Roebuck, York
 Approximate Gross Internal Area
 Main House = 115 Sq M/1238 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Total = 140 Sq M/1507 Sq Ft



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

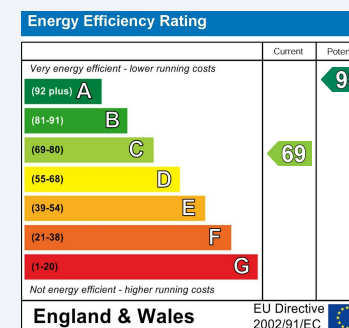
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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