



Church Lane, York, YO23 7DF
Asking Price £625,000

- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS BEDROOMS
- STUNNING COUNTRYSIDE VIEWS
- BEAUTIFUL LANDSCAPED GARDEN
- EPC - B / COUNCIL TAX - F

HUNTERS[®]
EXCLUSIVE



Church Lane, York, YO23 7DF

Asking Price £625,000

Hunters Wetherby are proud to present to the market this stunning, recently built four bedroom detached family home located in the picturesque countryside village of Appleton Roebuck.

On entering the property, you are welcomed by a spacious hallway providing access to the downstairs accommodation, and turn stairs leading to the first floor.

The lounge, located to the rear of the property, enjoys stunning views of the garden and further countryside beyond. Bi-fold doors lead out onto the rear patio and allow for natural light to flood the space. The log burning stove set within a charming brick hearth is the main focal point to the room, and creates a cosy and relaxing atmosphere.

The spacious kitchen benefits from fitted contemporary wall and base units and integral appliances including stainless steel sink, electric hob with extractor, electric oven and dishwasher. Bi-fold doors lead out from the dining space onto the rear patio providing a beautiful and airy indoor/outdoor feel.

Set behind the kitchen, the utility room offers further storage with fitted cupboards and space for a free standing fridge/freezer.

Situated towards the front of the property are two well sized bedrooms, with the larger of the two providing built in storage. Both bedrooms are serviced by the downstairs house bathroom which comprises a four-piece white suite including panelled bath, walk in shower, low level w/c and wash hand basin set within a high gloss vanity unit.

To the first floor are two further bedrooms and bathroom.

Bedroom one is sure to impress providing ample space for furniture and access out onto the rear balcony, where one can enjoy beautiful woodland views.

Bedroom three, again benefits from fitted wardrobes and alcove storage.

The first floor shower room features a walk in shower cubicle, low level w/c, wash hand basin, and fitted storage housing the hot water cylinder.

Externally, the property is accessed by a gravelled driveway which allows an abundance of off street parking. The frontage is laid to lawn with mature shrubs to the border.

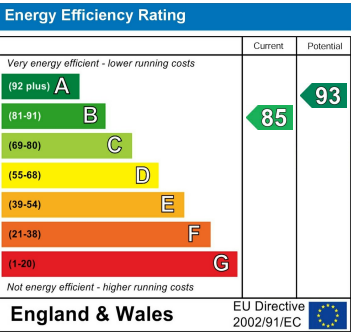
To the rear of the property, the patio leads out onto a large stunning landscaped garden with manicured lawns mature plants, shrubs and trees, and a private vegetable plot with greenhouse.

Built circa 2016, this property has been thoughtfully developed with stand out features, a large double garage and solar panels.

Located just eight miles south of York, Appleton Roebuck is one of the area's most sought-after villages. It offers a welcoming community, traditional village pub, highly regarded primary school, and convenient access to York, the A64, and national motorway networks. The setting combines rural charm with excellent connectivity—ideal for commuters and families alike.

This is a rare opportunity to acquire a truly exceptional family home in a prime village location. Early viewing is highly recommended.



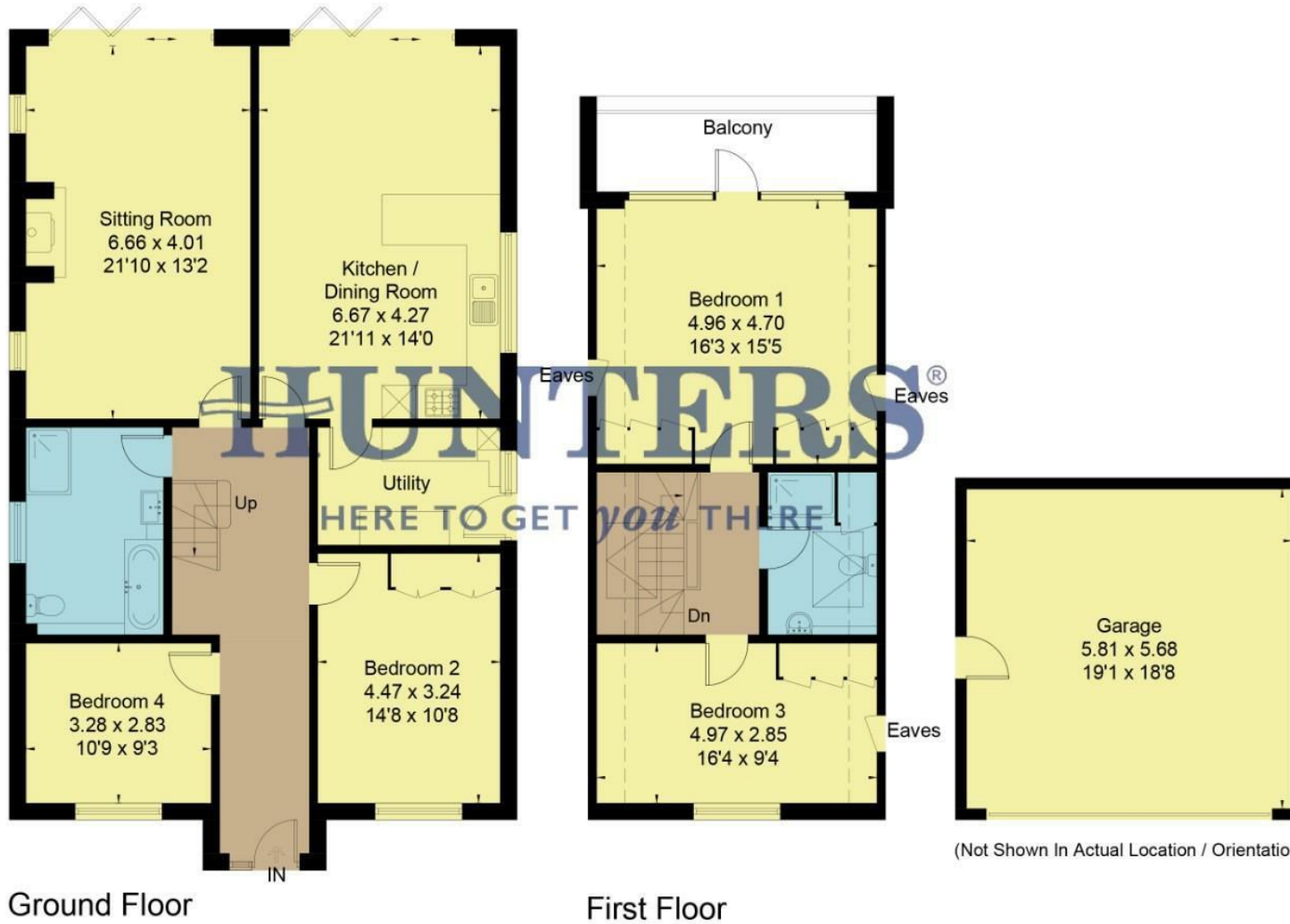
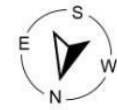


DISCLAIMER

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.

HUNTERS[®]
EXCLUSIVE

Approximate Floor Area = 167.7 sq m / 1805 sq ft
Garage = 33.1 sq m / 356 sq ft
Total = 200.8 sq m / 2161 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93887

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01937 588228 | Website: www.hunters.com

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE