



Main Street, Appleton Roebuck, York £399,950

A pretty detached period cottage, having recently been modernised, retaining a wealth of its original features and charm. Sat within the very heart of the ever popular village of Appleton Roebuck, the property offers well arranged accommodation ideal for professionals, families and downsizers.



The property is accessed via a shared driveway and entered through a uPVC front door into a spacious entrance hall/dining area, with doors leading to the kitchen, living room and ground floor bathroom.



The kitchen sits to the rear of the property and benefits from a range of wall and base units with breakfast bar, built in under the counter fridge, with 4 ring electric hob, stainless steel sink with mixer tap along with space for a dishwasher. There is ample space for a dining table as well as access into the utility room which houses the oil fired central heating boiler, and offers ample space for washer, dryer and further appliances.



The living room sits to the front elevation of the property with feature fireplace and double glazed sash window with door giving views and access into the property's garden.



A recently modernised Shower Room completes the ground floor accommodation, with walk in shower, wash basin and low flush WC.

Stairs off the rear hallway lead to the first floor accommodation which comprises of three well proportioned double bedrooms and a house bathroom. The master bedroom sits to the front of the property and is a sizeable double room. Bedroom two can be found to the rear of the property and is another large double, with a third, smaller double bedroom completing the sleeping accommodation.

The house bathroom has recently been installed, and enjoys a panelled bath with shower over, hand wash basin with low flush w/c and stylish tiling.

To the outside, the property benefits from a beautifully landscaped garden which is mainly laid to lawn with small patio mature beds and off street gravelled parking. A shared access driveway is block paved and gives access to additional off road parking space along side of the property.

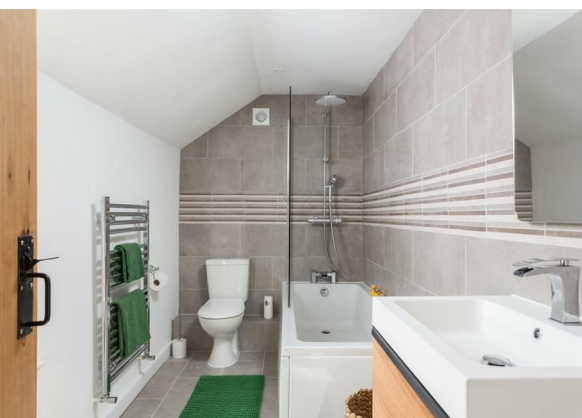
Tenure: Freehold

Services: Mains water, electricity and drainage with oil fired central heating

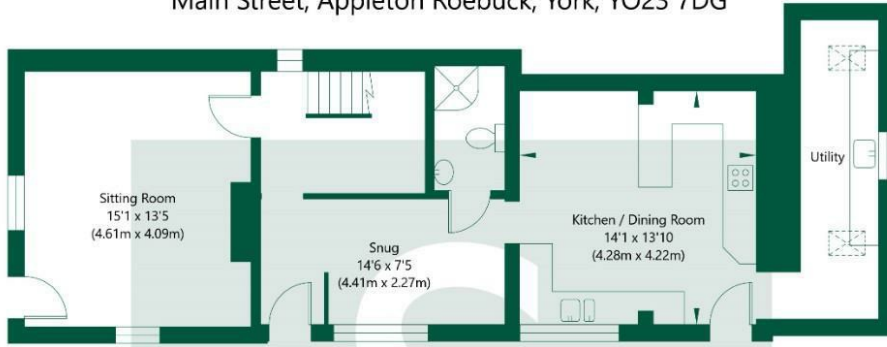
EPC Rating: 50 - E

Council Tax: Selby District Council – Band E

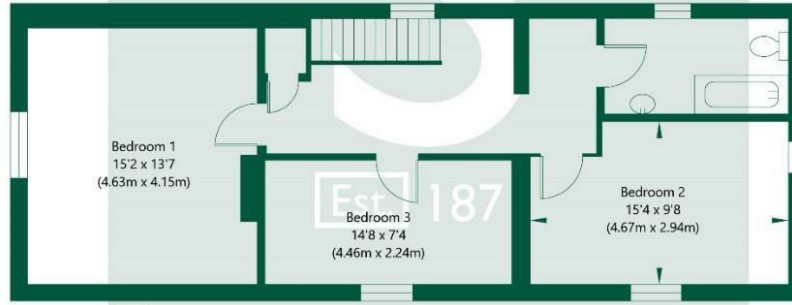
Viewings: Strictly via the selling agent 01904 625533



Main Street, Appleton Roebuck, York, YO23 7DG



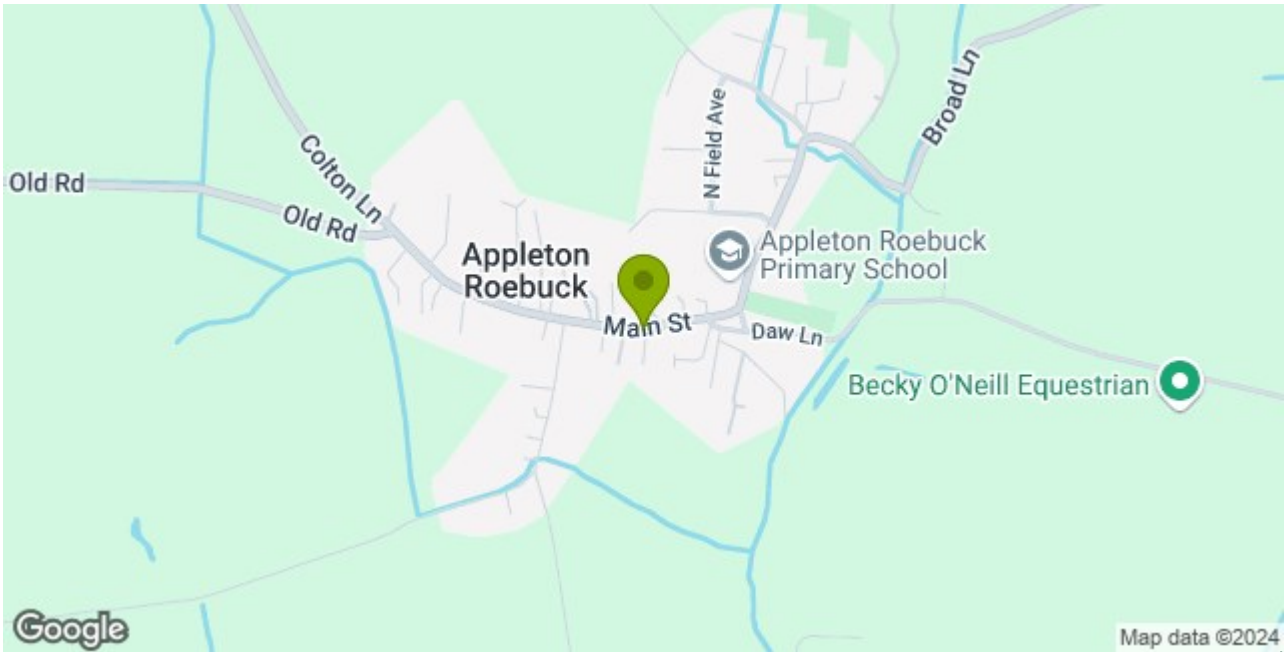
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 754 SQ FT / 70.03 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 701 SQ FT / 65.13 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.16 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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