



5 Northfield Avenue
Appleton Roebuck, York
YO23 7EB



4



1



2



D

**5 Northfield Avenue
Appleton Roebuck, York
YO23 7EB**

£490,000

A much loved home for many years, is now looking for it's new owner. This detached house is situated in the pretty village of Appleton Roebuck. The property has lots of potential, with four bedrooms and a recently fitted shower room, there are two large reception rooms and a dining kitchen - the perfect hub of the home. With the added benefit of a ground floor WC, garage and driveway for ample parking, all positioned in a lovely plot with generous rear and front gardens.

EPC Rating
Council Tax Band E

Entrance
With UPVC door into the hallway.

Hall
A spacious hall with UPVC window. Stairs to the first floor. Doors into WC, lounge and kitchen.

Cloakroom
Fitted with a two piece suite comprising low-level WC and matching sink. UPVC opaque window. Radiator.

Lounge
17'5 x 11'10 (5.31m x 3.61m)
A spacious lounge with a large UPVC window. Electric fire. Two radiators. Double doors into the dining room.

Dining Room
19'6 x 11'4 (5.94m x 3.45m)
Extended room with UPVC doors to the rear garden. Radiator. Door into the kitchen.

Dining Kitchen
13'5 x 10'4 (4.09m x 3.15m)
Fitted with both high and low-level units and co-ordinating work surfaces. Bowl and a half sink unit. Space for low-level fridge. Plumbing for washing machine. Space for oven. UPVC window. UPVC door to the side of the house and garden. Radiator. Door into under stairs cupboard currently used as a pantry.

Landing
With two UPVC windows. Access to loft. Doors into all bedrooms and shower room.





Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

A good sized bedroom with UPVC window. Radiator. Built in wardrobes to one wall.

Bedroom Two

10'11 x 10'4 (3.33m x 3.15m)

With UPVC window. Radiator. Built in wardrobes.

Bedroom Three

11'11 x 10'11 max (3.63m x 3.33m max)

With UPVC window. Door to cupboard housing the hot water cylinder. Low level cupboard. Radiator.



Bedroom Four

7'8 x 7'4 (2.34m x 2.24m)

With UPVC window. Radiator.

Shower Room

Fitted within the year this modern shower room comprises; shower cubicle, sink unit and low-level WC. UPVC opaque window. Heated towel rail. Spotlights.

Outside

The house sits on a generous plot with a good sized garden to the front, mainly laid to lawn with various plants and trees. Neat driveway for numerous cars leads to the garage. To the side of the property there is the oil tank.

To the rear of the property there is a nice sized garden, mainly laid to lawn with low level boarders, various trees and shrubs surrounding.

Garage

Housing boiler. With power. Side door access.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E . The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

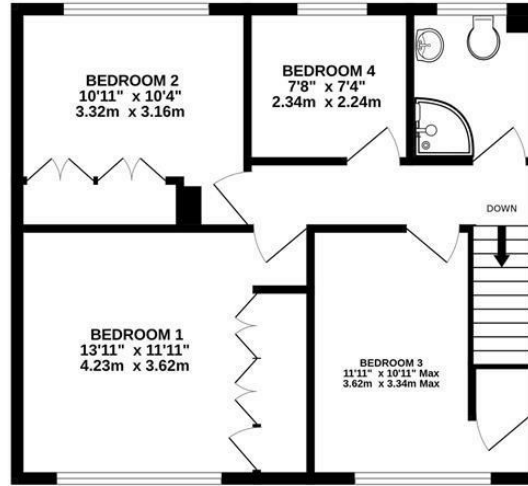
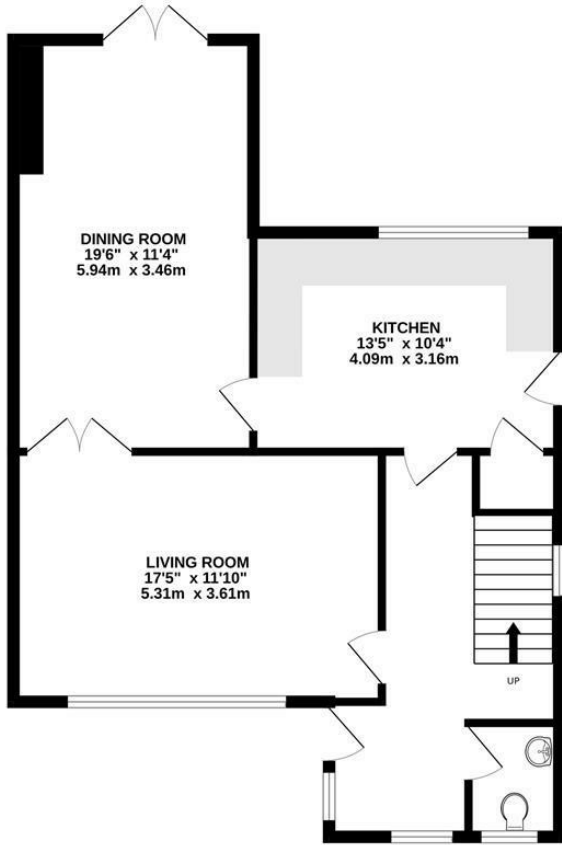
The property has an oil boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com