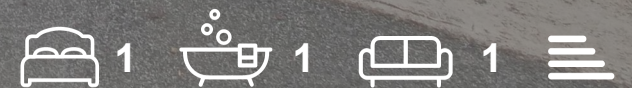




11 Ebor Park Appleton Roebuck  
York, YO23 7DZ

**Guide Price £90,000**





A SUPERB HOME ON A FULLY RESIDENTIAL PARK. A rare opportunity to purchase this fabulous well cared for property located in the village of Appleton Roebuck convenient for nearby Bishopthorpe village, York city centre and the A64. Overlooking farmland to the rear this countryside home is sure to appeal to both full time and occasional occupiers. The property comprises; Entrance hallway, lounge, breakfast kitchen, double bedroom and study/occasional single bedroom, 3 piece house bathroom. To the outside is a driveway providing off street parking for at least two vehicles, low maintenance rear garden and storage options including free standing shed. An accompanied viewing of this impressive property is highly recommended.

### Entrance Hallway

Glazed uPVC entrance door, carpeted flooring, power points

### Lounge/Dining Room

Sliding doors and double glazed windows to three aspects, electric fire with surround, TV and power points, carpeted flooring

### Kitchen

Fitted wall and base units, one and a half sink and draining board with mixer tap, vinyl flooring, power points, built-in gas hob and electric oven, space and plumbing for appliances, windows to both sides, double radiator

### Bedroom 1

Double glazed window to rear, double panelled radiator, carpeted flooring, power points

### Study/Occasional Bedroom

Double glazed window to side, carpeted flooring, power points

### Outside

Parking for two vehicles, paved areas, raised timber deck overlooking farm grassland, outside power, tap, timber fence boundary, free standing storage





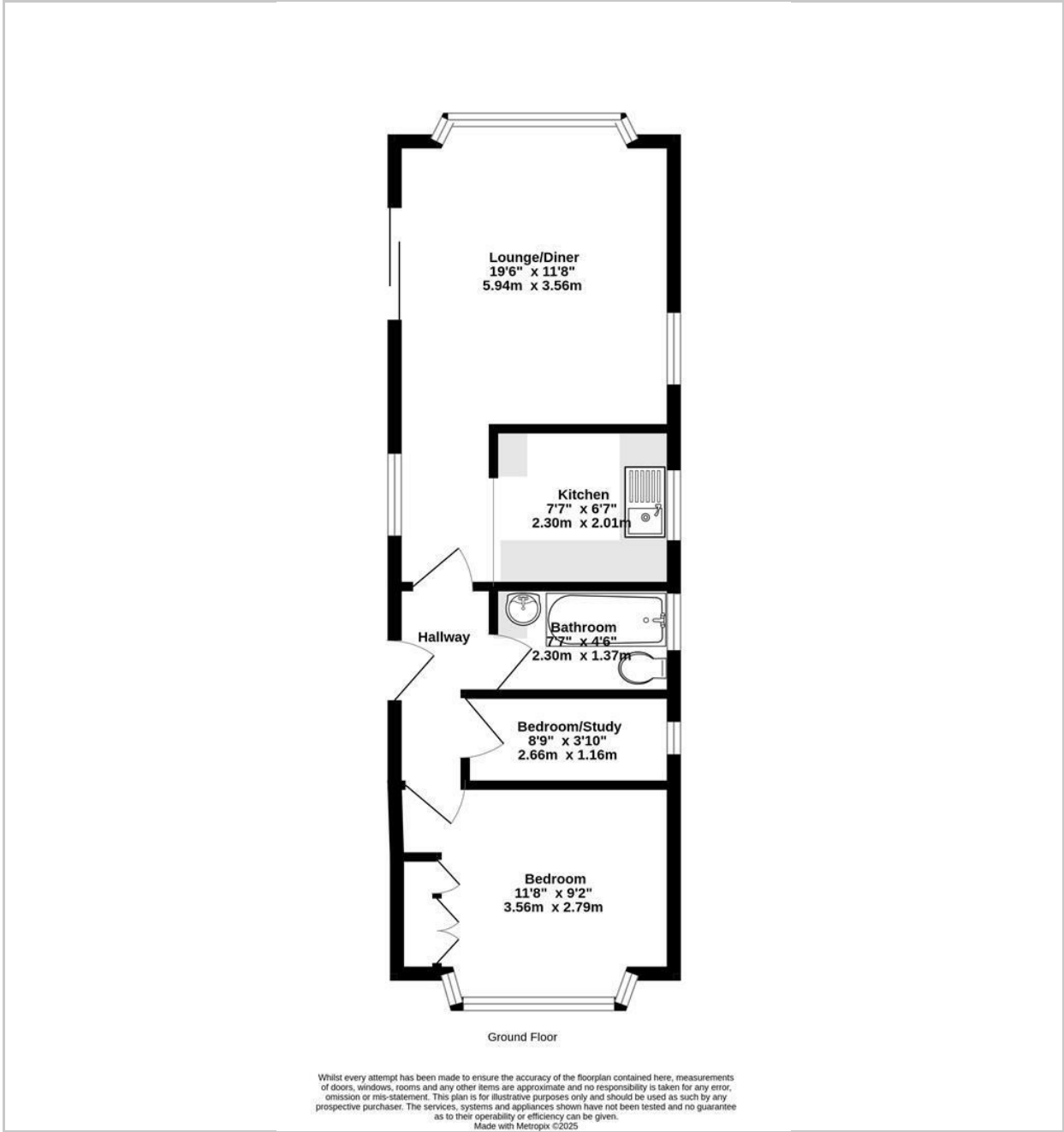


**Lease and Service Charges**  
To be advised

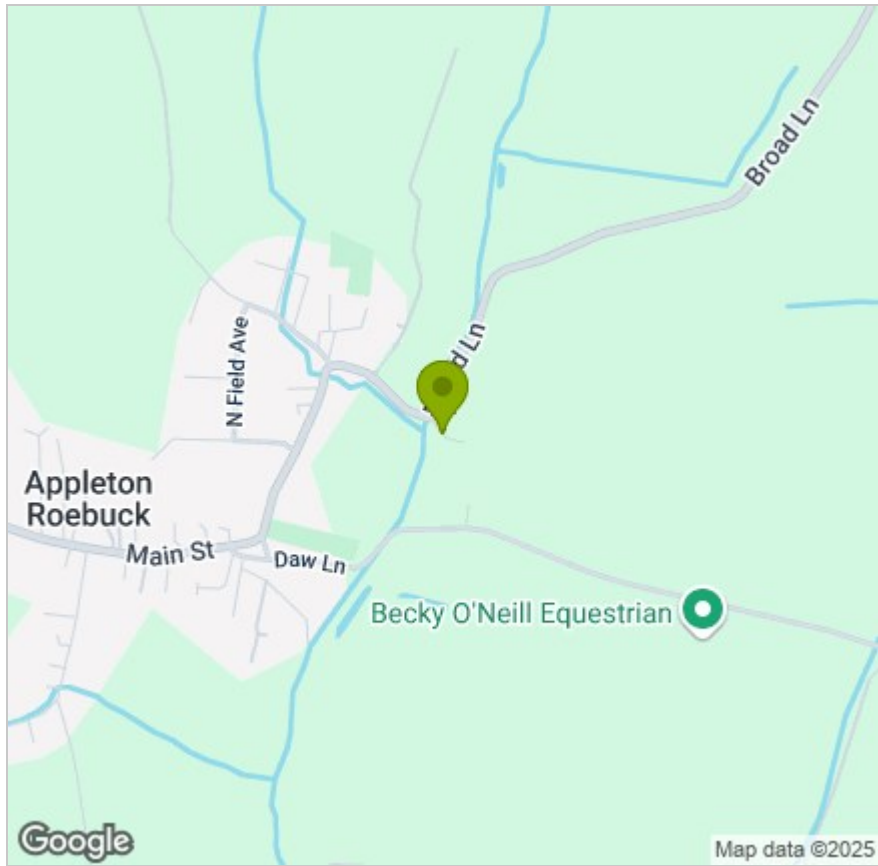




FLOOR PLAN



LOCATION



EPC

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