



**BISHOPS**  
PERSONAL AGENTS  
**FOR SALE**  
AGENT'S NUMBER  
01904 375276  
www.bishops.co.uk

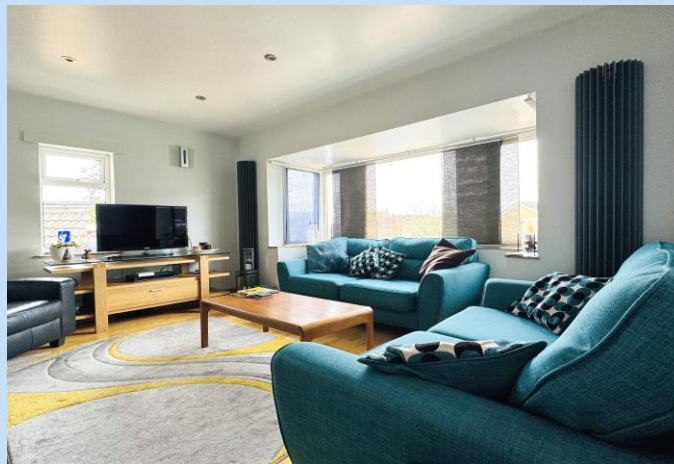
2 Orchard Close, Appleton Roebuck  
York, North Yorkshire YO23 7DB

Guide Price £375,000

**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a very well presented four/five bedroom semi-detached bungalow, located in the very popular and sought after village of Appleton Roebuck on Orchard Close. Set in a cul-de-sac position, this property has been a home to the current owners for over 25 years and has been thoughtfully designed and updated creating a fabulous home, with charming features throughout. With its wonderful gardens, plus a summer house and a detached garage this property will be very popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. Briefly comprises: Entrance hall, with doors leading to the front living room with a feature fireplace and an open grate, then onward through the dining room, with stairs to the first floor and French doors leading to the garden, to where we find the kitchen with a range of cottage style units and ample space for a table and chairs. Further ground floor rooms, include two bedrooms, one currently used as a study and the house bathroom. From the first floor landing we find three bedrooms, a showerroom and a handy storage cupboard. Externally to the front we find a raised garden, leading to the house, with ample off street parking, leading to the garage, perfect for car enthusiasts or a workshop. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens we find perennials and flowering plants, perfect for green fingered buyers. To further compliment the garden we find a raised decking area and a summer house. The location here is superb and the centre of the village can be reached in just a short walk. This lovely home will also be very appealing for those wanting a village location or easy commuting to York or further afield, offering good transport links to Leeds and beyond as well as being well placed for easy access to York city centre and train station. The village boasts a pub, a junior school and is also less than five miles from village of Bishopthorpe. For families with children, the property is within catchment area for the very popular Fulford and Tadcaster Schools. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

**Appleton Roebuck is a highly sought after village and lies approximately eight miles from York City Centre. Local amenities in the village include a highly regarded County Primary School, along with entitlement to Tadcaster Grammar School. Furthermore are Methodist and C of E Churches and The Roebuck and Shoulder of Mutton Inns. The nearest local post office and stores are situated in nearby villages of Copmanthorpe or Bishopthorpe. There is also a tennis club in the village and daily commuting is a comparatively straightforward and easy matter to a number of Yorkshire business centres via the A64 dual carriageway (which is approximately 3 miles away across open countryside) running from the east coast to the A1 motorway and beyond and off which runs the M1 link road. The area has excellent transport links to York and beyond via the outer ring road and a bus service into York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Front entrance door and radiator\*. Doors leading to...

### Living Room

14' 5" x 10' 7" (4.39m x 3.22m)

Double glazed bay windows to front aspect and window to the side, feature fireplace with a modern surround, open grate\*, tv point\* and upright radiators\*.

### Dining Room

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed French doors to rear aspect and understairs storage. Stairs leading to the first floor. Door leading to...

### Kitchen

12' 7" x 8' 11" (3.83m x 2.72m)

Fabulous kitchen fitted with a range of cottage style wall and floor units with matching worktops over, inset ceramic sink and drainer with mixer tap, electric hob\* with extractor hood over\*, electric oven\*, plumbing for a washing machine\* and a wall mounted boiler\*. Double glazed windows to front and rear aspects and ample space for a table and chairs.



### Bathroom

5' 11" x 6' 4" (1.80m x 1.93m)

Modern suite in white comprising; Bath with mixer taps and mains shower over\*, bowl wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and heated rail\*.

### Bedroom 4/Study

11' 6" x 8' 5" (3.50m x 2.56m)

Double glazed windows to rear aspect, ceiling coving and radiator\*.

### Bedroom 5

11' 10" x 10' 6" (3.60m x 3.20m)

Double glazed windows to front aspect, ceiling coving and radiator\*.

### Rear Entrance Porch

Rear entrance door to porch. Plumbing for a washing machine\*. Door leading to...



### First Floor Landing

Storage Cupboard. Doors leading to....

### Bedroom 1

16' 9" x 11' 4" (5.10m x 3.45m)

Sky lights to front and rear aspects, tv point\* and radiator\*.

### Bedroom 2

13' 8" x 8' 9" (4.16m x 2.66m)

Sky lights to front and front aspect, tv point\* and radiator\*.

### Bedroom 3

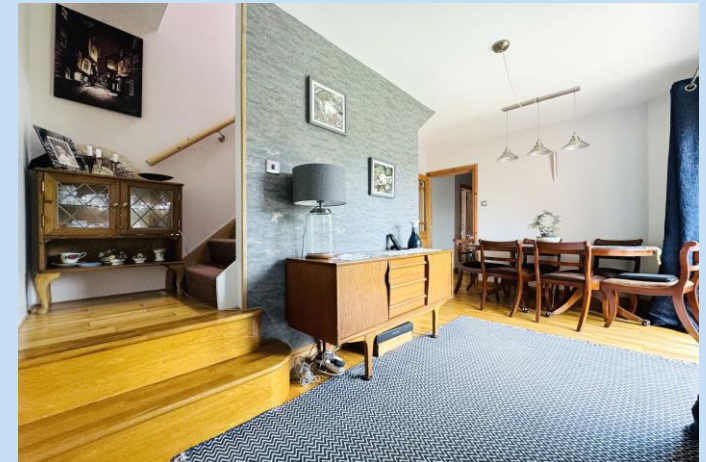
24' 1" x 10' 6" (7.34m x 3.20m)

Double glazed window to front aspect, sky lights to rear aspect, built in cupboards, tv point\* and radiator\*.

### Shower Room

8' 1" x 7' 3" (2.46m x 2.21m)

Modern suite in white comprising; Walk in shower cubical with mains shower over\*, wash hand basin with mixer taps, set in a vanity unit, low level wc, sky light and radiator\*.



### Outside

Externally to the front we find a raised garden area and driveway leading to the garage. Side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens, we find perennials and flowering plants, perfect for green fingered buyers. To further compliment the garden we find a raised decking area with a summer house.

### Agents Note

EPC RATING E, COUNCIL TAX BAND C

Broadband supplier: Virgin Media.

Broadband speed: M250.

Water supplier: Yorkshire Water.

Gas supplier: No gas, oil or Calor gas.

Electricity supplier: Octopus Energy.





## Energy performance certificate (EPC)

2 Orchard Close  
Appleton Roebuck  
YORK  
YO23 7DB

Energy rating

**E**

Valid until:

30 January 2034

Certificate number:

4234-9429-6300-0109-4276

Property type

Semi-detached house

Total floor area

129 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Bishops Personal Agents**

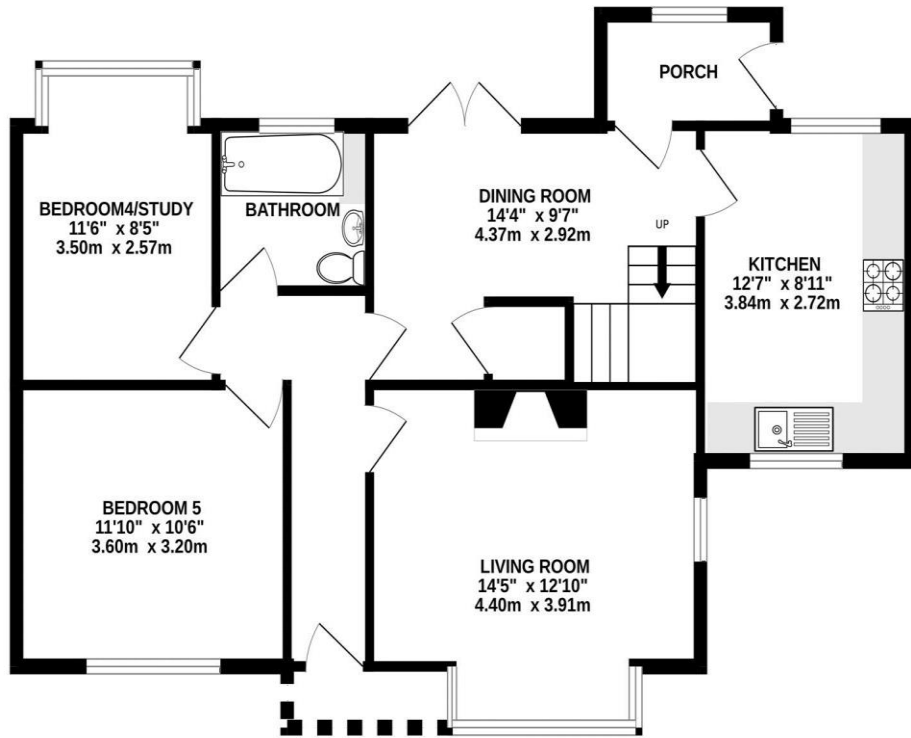
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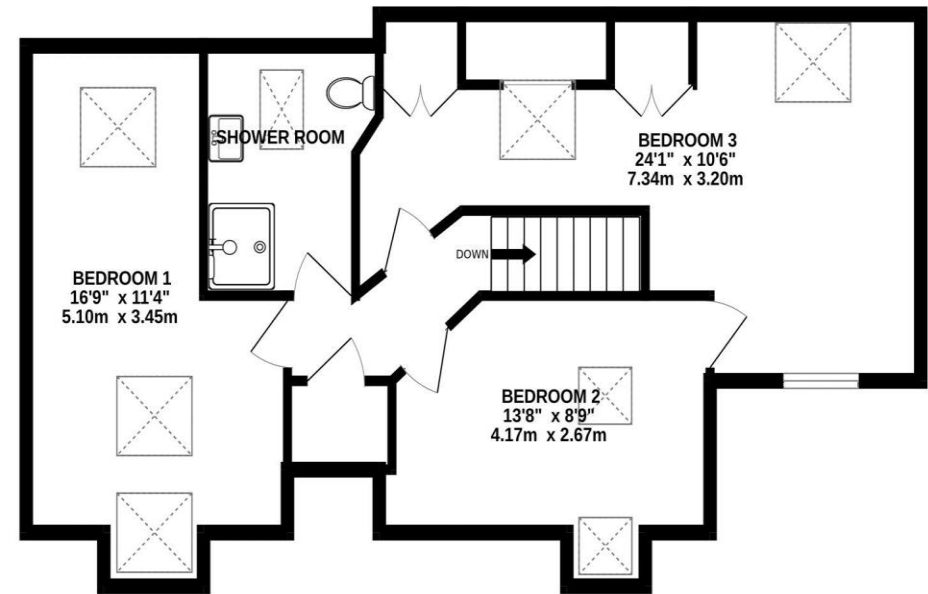
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## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 1353sq.ft. (125.7 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.

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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.