



16 Northfield Avenue, Appleton Roebuck  
York, YO23 7EB

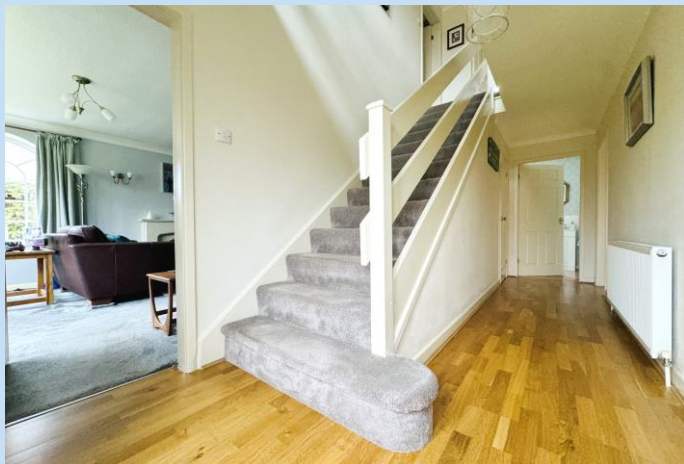
Guide Price £525,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale a four-bedroom detached family home, located in the very popular and sought after village of Appleton Roebuck on Northfield Avenue. Set on a raised position on a quiet street, this property has been a home to the current owners for over twenty years and has lot of potential, to add your own stamp and style, including extending to the rear and redecorating to your own taste, creating a fabulous home, with an abundance of living accommodation for a growing family. With its wonderful gardens 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 reception rooms. To the left we find the bay front living room with a feature fireplace, then onward through French doors into the dining room/study. Then further into the conservatory, perfect for admiring the gardens and relaxing throughout the year. French doors leading us into the garden. The kitchen has been extended to the side and is fitted with a range of cottage style units and ample space for a table and chairs. From the first floor landing we find four well proportioned bedrooms, the principal with its own en-suite and a family bathroom. 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 gardens with a paved patio areas, 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 vegetable patches and a greenhouse. 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 highly regarded County Primary School, along with entitlement to Tadcaster Grammar School. Please do arrange to view this excellent property as soon as possible, not to miss out on putting your stamp 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

16' 5" x 6' 4" (5.00m x 1.93m)

Front upvc entrance door leading to the hallway, ceiling coving, understairs storage and radiator\*. Stairs to the first floor. Doors leading to...

### Cloakroom

6' 5" x 4' 11" (1.95m x 1.50m)

White suite comprising a low level wc and oil boiler\*.

### Living Room

18' 9" x 11' 10" (5.71m x 3.60m) Into bay

Double glazed bay windows to front aspect, feature marble fireplace with an inset propane fire\*, ceiling coving, tv point\* and radiators\*. French doors leading to...

### Study

12' 0" x 6' 11" (3.65m x 2.11m)

Double glazed sliding doors to rear aspect and radiator\*.



### Conservatory

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed conservatory with French doors leading to the garden.

### Dining Room

11' 8" x 10' 0" (3.55m x 3.05m)

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

### Kitchen/Diner

18' 0" x 10' 5" (5.48m x 3.17m)

A fitted kitchen with a range of cottage style wall and base units, with matching worktops over, incorporating a drainer sink with mixer tap, electric cooker\*, extractor fan\* and radiator\*. Double glazed windows to front and rear aspects, plumbing for a washing machine\*, space for a dishwasher, space for an upright fridge/freezer, ample space for a table and chairs, plus a door to the rear garden.



### First Floor Landing

Double glazed window to front aspect and radiator\*. Access to the loft with a loft ladder. Doors leading to...

### Bedroom 1

11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed bay windows to front aspect, ceiling coving, tv point\* and radiator\*. Door leading to...

### En-suite

6' 1" x 5' 1" (1.85m x 1.55m)

Three piece suite comprising; Shower cubical with electric power shower\*, anti-mist mirror, pedestal wash hand basin, low level wc and extractor fan\*.

### Bedroom 2

11' 11" x 10' 0" (3.63m x 3.05m)

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

### Bedroom 3

10' 8" x 9' 11" (3.25m x 3.02m)

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





#### Bedroom 4

10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed windows to rear aspect, ceiling coving, built in wardrobes, hot water tank with an immersion heater\* and radiator\*.

#### Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

Coloured four piece suite comprising; A bath, shower cubical with electric power shower\*, pedestal wash hand basin, low level wc, double glazed windows to rear aspect and radiator\*.

#### Garag

17' 6" x 15' 11" (5.33m x 4.85m)

Electric up and over door to the front aspect, work bench with vice, power and lighting. Side door leading to the garden.

#### 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, vegetable patches, perfect for green fingered buyers. To further compliment the garden we find a pond and a greenhouse.

#### Agents Note

EPC Rating E. Council tax band F.

Broadband supplier: BT Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Oil Heating.

Electricity supplier: British Gas.







## Energy performance certificate (EPC)

16 Northfield Avenue Appleton Roebuck YORK YO23 7EB	Energy rating <b>E</b>	Valid until:	30 October 2034
		Certificate number:	7409-3943-3200-1784-4200

Property type

Detached house

Total floor area

143 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).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 C
55-68	<b>D</b>		
39-54	<b>E</b>	48 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/7409-3943-3200-1784-4200>

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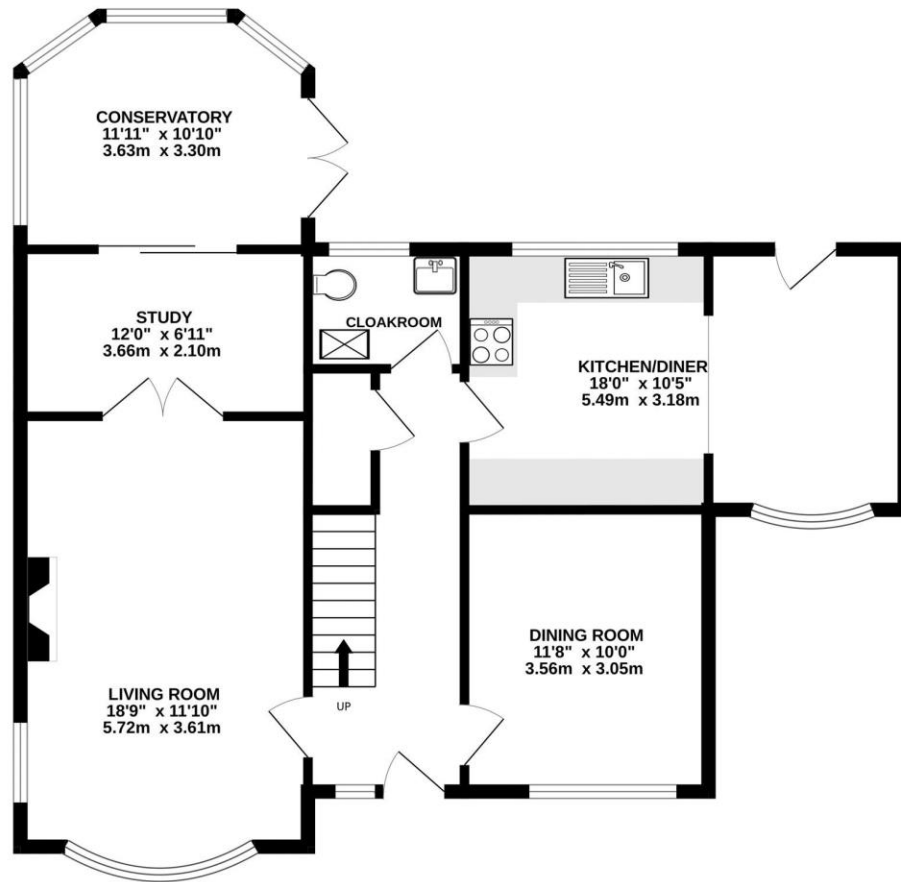
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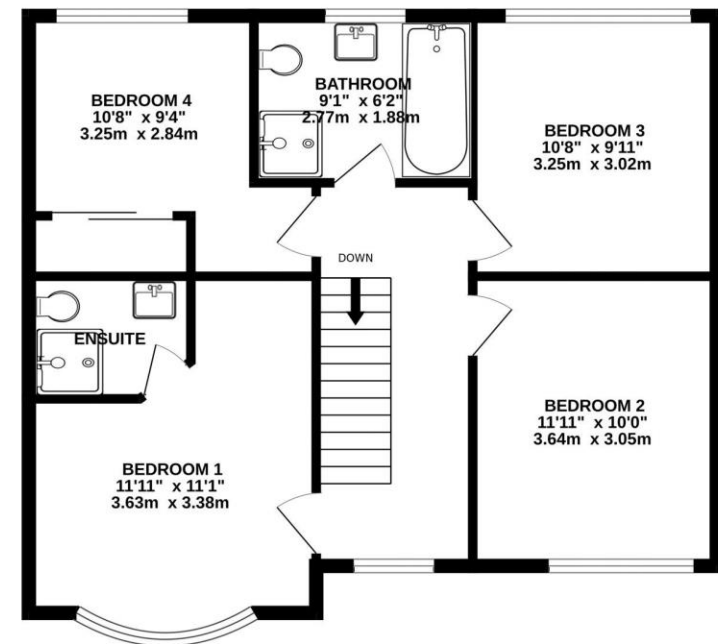
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GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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.