



3 Northfield Way, Appleton Roebuck
York, North Yorkshire YO23 7EA

Guide Price £347,500


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb three-bedroom semi-detached family home, located in the very popular and sought after village of Appleton Roebuck on Northfield Way. This house has been a family home to the current owners since 2014 and was extended by them to create a fabulous open plan kitchen/living space, bathed in natural light from sky lights and will be very popular with a multitude of buyers including professional singletons, couples, families and those looking to retire in their forever home. Plus, we also find very popular local schools close by. Benefiting from both oil heating and full double glazing, this house offers in brief: An entrance porch, with a door leading to the spacious living room, the focal point being the wood burning stove, then onwards to the rear into the heart of the house, where we find the marvellous open plan, kitchen-diner with a range of modern grey fitted units, with a selection of integral appliances and a central island, there is also plenty of space for a table and chairs and bi folding doors leading to the garden. From the kitchen we also find a handy utility and cloakroom, to complete the ground floor. An open staircase leads up to the first-floor landing, with doors leading off to three bedrooms and a modern family bathroom with a free-standing bath. Outside to the front of a house we find a gravel garden area, which provides ample off-street parking. There is side access gate to the rear, where we find a fenced and lawned garden plus a garden shed. The location is excellent 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. The village boasts a pub, a junior school and is also less than five miles from the village of Bishopthorpe. 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 Porch

7' 2" x 2' 9" (2.18m x 0.84m)

Front entrance door, double glazed window and radiator*. Door leading to...

Living Room

19' 8" x 11' 4" (5.99m x 3.45m)

Double glazed windows to the front and side aspects, feature fireplace with wood burning stove*, ceiling coving, tv point* and radiator*. Door leading to...

Kitchen/Diner

22' 3" x 19' 7" (6.78m x 5.96m) Longest points

The fabulous extended kitchen is fitted with a range of modern wall and base units, matching worktops over, incorporating a ceramic sink with mixer taps. Integral appliances include a built in electric oven* and grill*, induction hob* with extractor hood*. dishwasher* and space for a fridge/freezer*. Central island. Ample space for a dining table and chairs. Sky lights and bi folding doors opening onto the garden, down lighting and radiators*. Stairs to the first floor. Doors leading to...



Utility room

5' 11" x 4' 9" (1.80m x 1.45m)

Handy utility with plumbing for a washing machine*.

Cloakroom

5' 11" x 2' 10" (1.80m x 0.86m)

Low-level wc and wash hand basin with mixer tap.

First Floor Landing

Storage cupboard and loft access. Doors leading to...

Bedroom 1

13' 7" x 9' 5" (4.14m x 2.87m)

Double glazed windows to the rear aspect, built in alcove wardrobe, tv point* and radiator*.

Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed windows to the front aspect, built in alcove wardrobe and radiator*.

Bedroom 3

8' 4" x 7' 11" (2.54m x 2.41m)

Double glazed windows to the front aspect and radiator*.



Bathroom

A four piece white bathroom suite comprising; Free standing bath with mixer tap and shower head*, low-level wc, wash hand basin, set in a vanity unit with mixer tap and walk in shower cubical with mains shower*. Double glazed window to the rear aspect, down lighting and heated rail*.

Outside

To the front of the property is a gravel garden area providing ample off street parking. Side access leads to the rear, passing a paved sitting area to where we find a fenced garden, laid to lawn, plus a garden shed.

Agents Note

EPC RATING D, COUNCIL TAX BAND C.

Broadband supplier: BT Fibre, Plus Net.

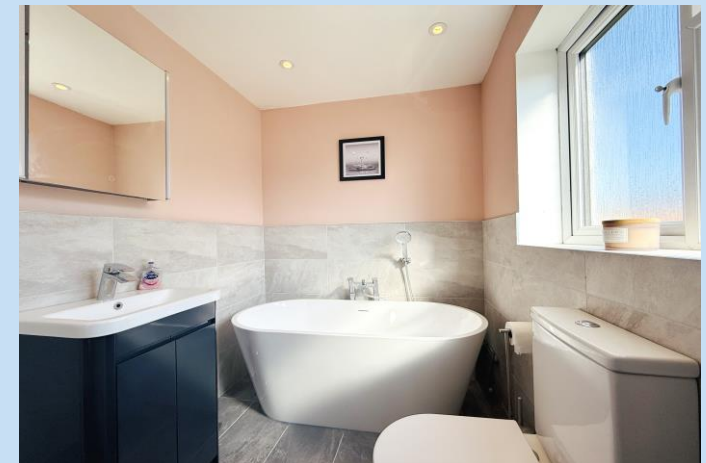
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas, oil boiler system.

Electricity supplier: Eon.







Energy performance certificate (EPC)

3 Northfield Way
Appleton Roebuck
YORK
YO23 7EA

Energy rating

D

Valid until:

25 January 2034

Certificate number:

2262-3034-3209-0024-2204

Property type

Semi-detached house

Total floor area

107 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>).

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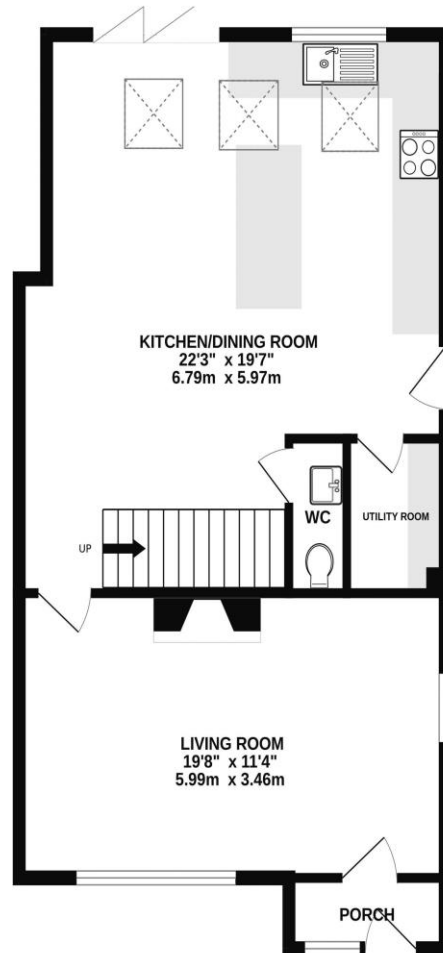
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

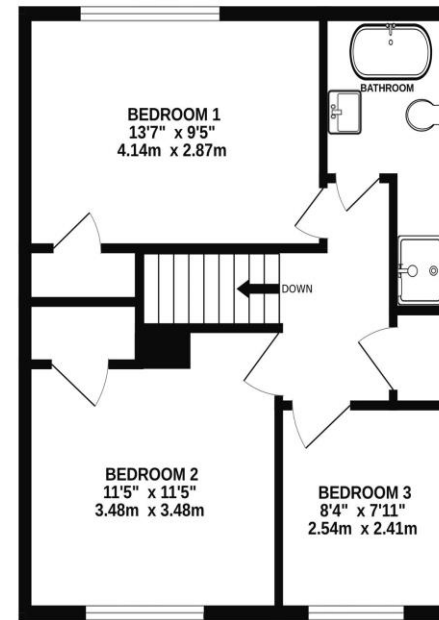
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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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