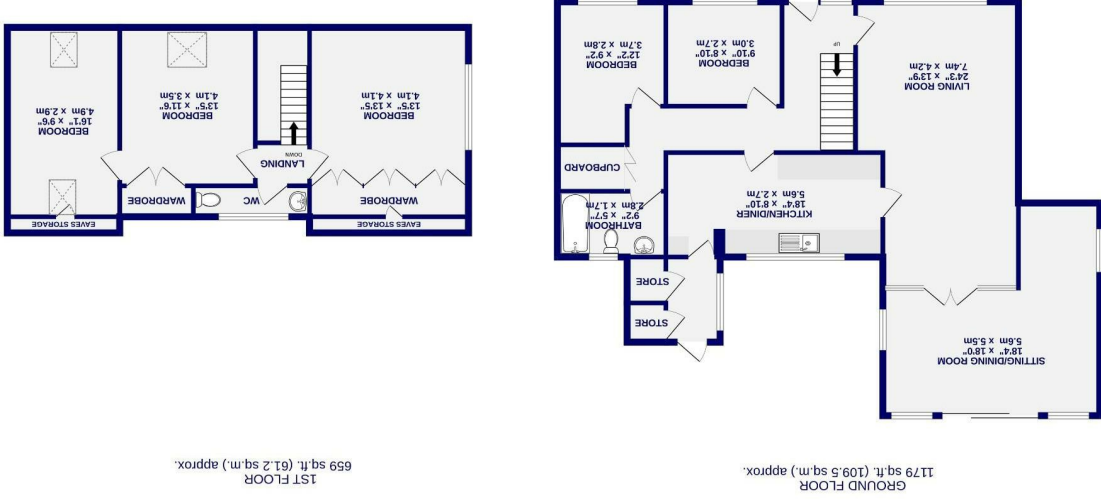


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC - D
- Driveway & Garage
- South Facing To Rear
- Gardens Across Three Aspects
- Extended
- Five Bedrooms
- Detached Family Home
- NO ONWARD CHAIN
- Council Tax Band - F

Y031 OPB Freehold Meadlands Appletree Village, York



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors and any items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficacy can be given. Made with MetreX 02/2023



Meadlands
Appletree Village, York
YO31 0PB

Offers In The Region Of
£500,000

 5  2

Located within the popular residential area of Appletree Village, positioned to the east of York city centre, is this wonderful FIVE BEDROOM detached home. Lovingly maintained and enjoyed as a family home over the years, this property is now offered with NO ONWARD CHAIN and provides the exciting opportunity for further updating and extending (subject to the relevant planning permissions).

This spacious detached home is set just off Stockton Lane in one of York's most sought after addresses and is well placed for access to the city centre through regular commuter links. Ideally positioned for any family, this property is within close proximity to the varied local amenities of Heworth Village and Vanguard retail park, as well as schools, GP's and green spaces.

Internally the property comprises a welcoming hallway which leads into the most impressive front reception room. Enjoying vast windows to the front and glass French doors into the extension, this space is bright and airy. Previously extended, this home boasts a second generous reception room to the rear with patio doors and windows across three aspects. Due to the orientation of the property, this room enjoys sunlight throughout the day and views out to the mature wrap round garden. The rest of the ground floor consists of a fitted kitchen diner, utility and storage space, two double bedrooms and a spacious three piece bathroom.

Upstairs are two vast double bedrooms with built in wardrobe and eave space for storage. Off one of the bedrooms is access into the fifth bedroom which could make the ideal nursery, ensuite or study. On the first floor is a convenient w.c.

Enjoying gardens across three aspects, the wonderful home offers a south facing aspect to the rear. Benefitting from sunlight throughout the day, this garden is also private in nature due to the mature and tall boundaries. There is a single garage set back from the property and driveway parking for multiple vehicles.

