

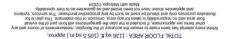
property on behalf of the vendor.

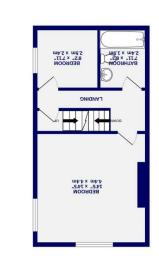
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 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

- Large Loft Space
  - EbC- TBA
- · Gardens & Garage
- First Floor Bathrooms
  - Z Bedrooms
  - · Large Sitting Room
- ullet Large Dining Kitchen & Utility Room
  - Tastefully Refurbished Cottage

O - bned xeT lionuoO Freehold

YOZ3 7DQ Appleton Roebuck, Main Street













## Main Street Appleton Roebuck, York YO23 7DQ

## Offers In The Region Of



2



Situated in the heart of this beautiful and sought after village, this charming end cottage has been the subject of scheme of modernisation and refurbishment by the present owners including the fitting of hardwood double glazed windows and re rendering on the outside yet retaining and enhancing a wealth of charm and character on the inside.

On entering the property you realise that this modernisation has been carried out with a no expense spared approach and with style and imagination. There is a large open plan kitchen, designed for cooking and entertaining, a utility room to keep the kitchen area tidy, as well as a large siting room with log burner adding to the cottage feel

There are two bedrooms over two floors as well as a modern bathroom. Outside is a typical cottage set up where a service lane separates the back of the house from the garden and garage, as well as 2 brick stores.

A charming and immaculate cottage in the heart of a well served village.

Council Tax Band- C



















