

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.

- Tastefully Refurbished Cottage
- Large Dining Kitchen & Utility Room
- Large Sitting Room
- 2 Bedrooms
- First Floor Bathrooms
- Gardens & Garage
- EPC- TBA
- Large Loft Space

Freehold  
Council Tax Band - C

# Main Street Appleton Roebuck, YO23 7DQ

TOTAL FLOOR AREA: 1136 sq. ft. (105.5 sq. m.) approx.  
 Which every attempt has been made to ascertain the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the apartment will form part of the overall building purposes only and should be used as a guide only by any purchaser or potential purchaser. The plan is for illustrative purposes only and is not to be taken as a statement of fact. 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.



Main Street  
Appleton Roebuck, York  
YO23 7DQ

Offers In The Region Of  
£290 000



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 sitting 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

