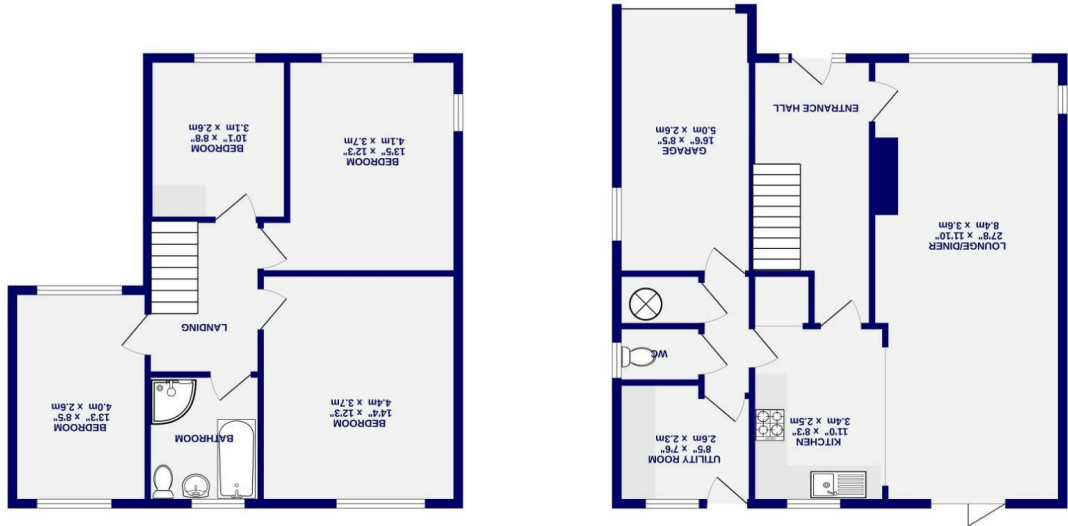


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Detached House
- Newly renovated
- Four Double Bedrooms
- New Kitchen and Bathroom
- Rewired and New Plumbing
- Substantial Plot and Garage
- EPC F

Freehold
Council Tax Band - E

Orchard Close Appleton Roebuck, YO23 7DB



Orchard Close
Appleton Roebuck, York
YO23 7DB

£465,000



A fully modernised four double bedroom detached house in the sought after village of Appleton Roebuck. The current owners have fully renovated the property with new electrics, heating system and amenities. Offered with no onward chain and over 1400sqft this property is likely to be popular.

To the ground floor a bright entrance hallway leads to an open plan lounge, dining, kitchen with doors on to the rear garden. Also to the ground floor are a pantry, utility, cloakroom WC and integral garage. To the first floor are four double bedrooms and a family bathroom.

Externally to the front is a drive way and access to the integral garage, a large triangular side plot that offers potential for extension subject to the necessary planning permissions and a wonderful south west facing rear garden.

The property is in move in condition and offers a blank canvas for someone to make their own.

Council Tax Band- E

