

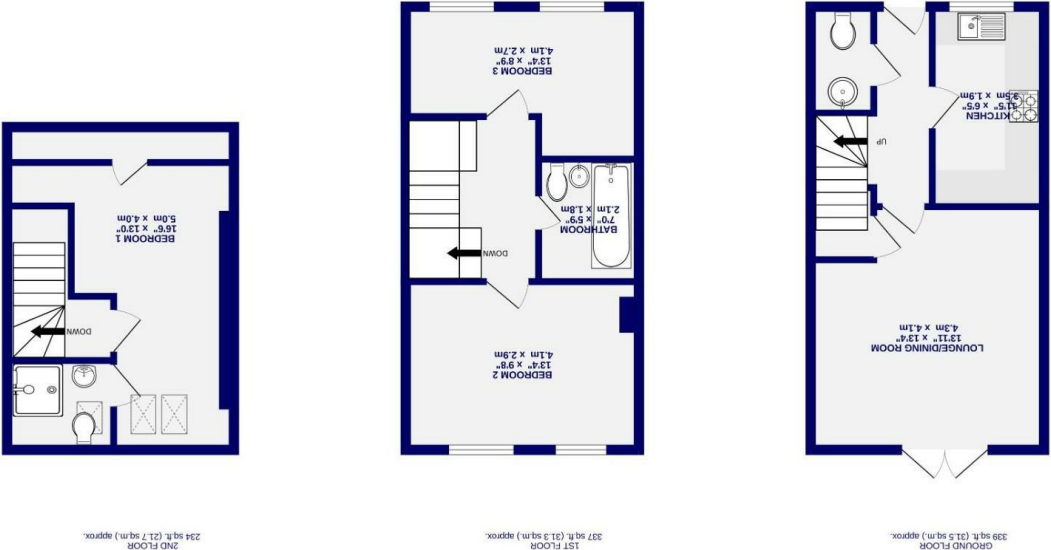


Ash Tree Gardens Appleton Roebuck, YO23 7BR

Freehold
Council Tax Band - C

- End Terrace Cottage
- Three Bedrooms
- Two Bathrooms & Cloakroom
- Living Room With Log Burner
- Gardens & Parking
- Open Aspect
- EPC TBA

1 ASH TREE GARDENS, APPLETON ROEBUCK
TOTAL FLOOR AREA: 911 sq. ft. (84.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in the plan the agreement will limit the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, vendors and appliances shown have not been tested and no guarantee as to their operability. Made with Metropac 02/25



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 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.

Ash Tree Gardens
Appleton Roebuck, York
YO23 7BR

£295,000

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Situated in this popular and sought after village location, handy for the city centre as well as commuting to Leeds and further afield, this deceptively spacious three bedroom end town house offers a great opportunity for the first time buyer to acquire a modern versatile home in a unique location.

The property has views across open fields and offers three bedroom living accommodation, with two bathrooms and a cloakroom, Externally there is a rear garden and off street parking, benefiting from a Podpoint 7kw EV charger.

A modern cottage in a great location.

Council Tax Band- C

