

property on behalf of the vendor.

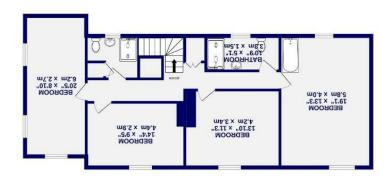
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the areasurements, floor plans or distances 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 astatements. 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 astatements of each of the

- EPC- TBA
- West Facing Garden
- Popular Village Setting
  - Driveway Parking
- J.W & smoothted owT •
- Four Double Bedrooms
  - Accommodation
- Over 2,000 sq ft. Of Living
  - Unique Period Cottage

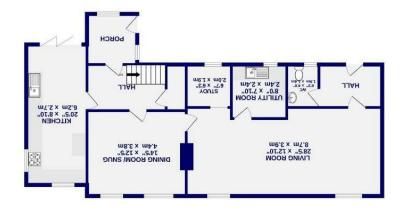
Freehold - Dax Band - D

Southfield Grange Appleton Roebuck, H37 ESP





1ST FLOOR 959 sq.ft. (89.1 sq.m.) approx.



GROUND FLOOR 1043 sq.ft. (96.9 sq.m.) approx.



## Southfield Grange Appleton Roebuck, York YO23 7EH

£585,000



4



Located in the sought-after village of Appleton Roebuck, Trinity Cottage is a charming period home set back from Main Street in a quiet cul de sac. Enjoying a private, tree-lined position, this immaculately presented home offers a unique layout with spacious and well-appointed accommodation throughout. Nestled approximately eight miles southwest of York, Appleton Roebuck is an idyllic and peaceful village that benefits from excellent transport links to Leeds, York city centre, and the train station. The village itself boasts a highly regarded primary school, a welcoming pub, and regular bus connections to York.

Offering over 2,000 sq. ft. of accommodation, this beautifully renovated home is finished to a high standard throughout. The entrance porch leads into a welcoming entrance hall, providing access to two bright and airy reception rooms, both featuring wood-burning stoves. The heart of the home is the stunning John Lewis kitchendiner, recently updated and designed for modern living, complete with bi-fold doors opening onto the enclosed garden. The ground floor is further enhanced by a utility room, study, cloakroom, and a convenient WC.

The first floor boasts four generously sized double bedrooms, a spacious landing, and two stylish shower rooms. The impressive master bedroom is a standout feature, complete with a freestanding bath, adding a touch of luxury to the space.

Externally, the property enjoys a west-facing garden, enclosed by traditional brick boundaries for privacy. The garden is primarily laid to lawn, complemented by a patio area in front of the bi-fold doors, a picturesque pond, and well-tended flower beds. Additional storage is available via a brick-built outbuilding. A private driveway is situated at the front of the property, providing off-street parking.



















