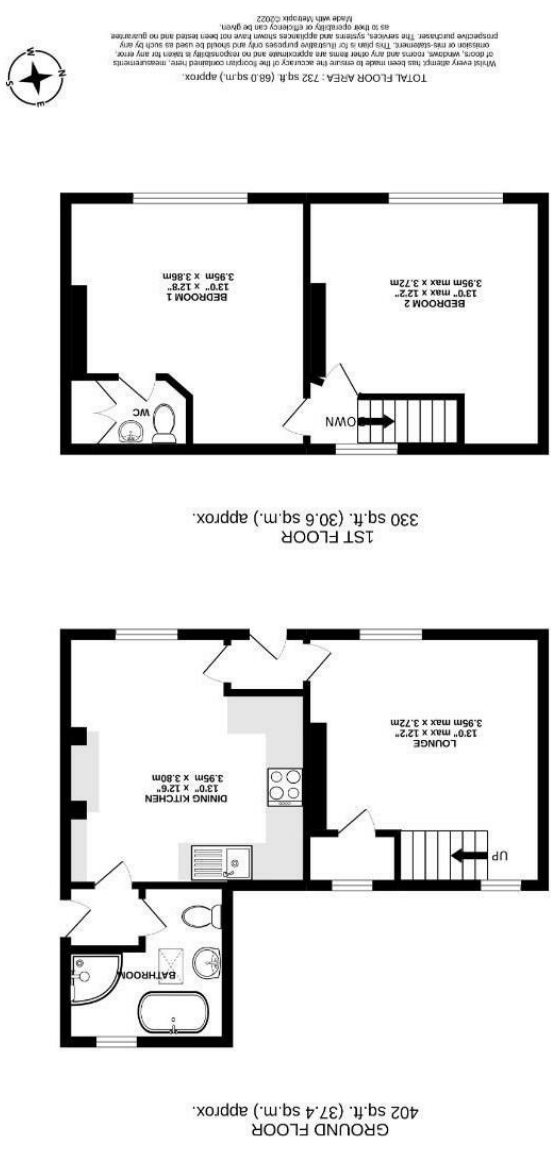




Lilac Avenue  
Appleton Roebuck,  
York  
YO23 7DH  
Freehold  
Council Tax Band - B

- Entrance Hall
- Living Room
- Dining Kitchen with Log  
Burner
- Attractive Bathroom
- 2 Double Bedrooms
- Small Rear Yard



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.



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YO23 7DH

£220,000

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Situated in this sought after and attractive village is this attractive stone, double fronted cottage. The property has been the subject of a scheme of modernisation and improvement and is presented in excellent order throughout.

The property has been extended over the rear yard at the rear, limiting the external space to a pathway but adding a large ground floor bathroom. There is also a dining Kitchen and sitting room on the ground floor and 2 double bedrooms and an ensuite WC & Sink.

This is a rare opportunity to acquire a most affordable cottage in one of York's most sought after villages and would make an interesting addition to anyone's investment portfolio.

Council Tax Band B

\* Agents Notes: Ashtons declare a personal interest in the sale of this property \*

