



1 The Orchards Orchard Close, Appleton Roebuck

York

£525,000



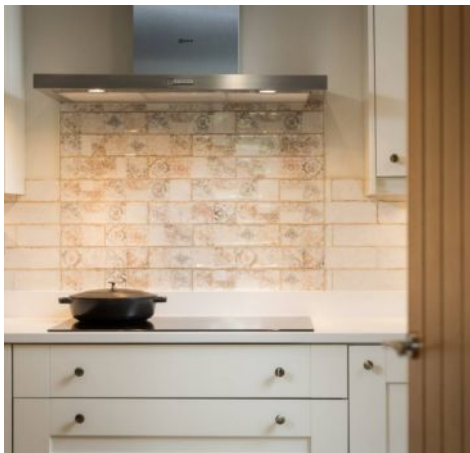
1 The Orchards Orchard Close

Appleton Roebuck, York

Wishart Estate Agents are delighted to present this four-bedroom detached family home, located in the highly sought-after village of Appleton Roebuck. Presented in turn key condition and enjoying a prime position within an exclusive development, this property offers generous living space, quality finishes, and a practical layout ideal for modern family life. Council Tax band: F

Tenure: Freehold

- Beautiful detached home with garage
- Turn-key condition
- Four double bedrooms
- Open plan kitchen diner & utility
- Two reception rooms
- Principal en-suite
- Popular village location south of York
- Close to major road networks
- Tadcaster Grammar School catchment





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The accommodation briefly comprises an entrance hall, two reception rooms, an open-plan kitchen diner, utility room, cloakroom, four double bedrooms, a house bathroom, and an en-suite shower room to the principal bedroom.

The welcoming entrance hall features Karndean flooring and leads to all the ground floor rooms. The spacious sitting room, decorated in soft neutral tones, enjoys a box bay window and a log-burning stove as its focal point. A second reception room offers flexible use as a study, playroom, or snug, catering to a range of family needs.

The kitchen diner sits to the rear of the property and provides a bright and sociable space for cooking and entertaining. Fitted with shaker-style units, Quartz worktops, and integrated NEFF appliances including an Induction hob with extractor over, dishwasher, fridge freezer and double oven.

The dining area has plenty of space for a formal dining arrangement, with recently fitted bi fold doors opening directly to the rear garden. A bench, the depth of the room, provides seating space and storage.





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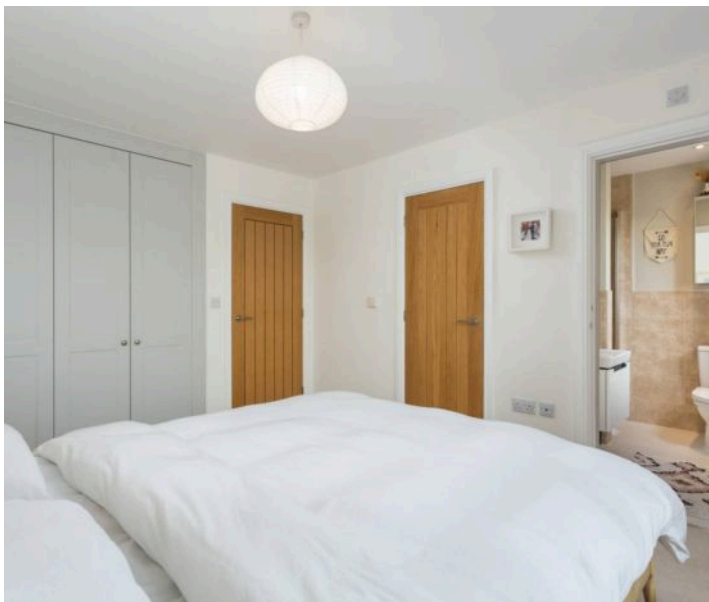
Appleton Roebuck, York

A separate utility room offers additional storage and access to the integral garage, with space for laundry appliances. A ground floor cloakroom completes the layout.

To the first floor, the principal bedroom, a generous double, features fitted wardrobes and an en-suite shower room, comprising of a low level WC, wall mounted wash hand basin with mixer tap set within a vanity unit and a single shower with glass screen.

Three further double bedrooms are all well-proportioned, each with pleasant aspects over the front or rear elevations. All beautifully decorated and finished with cream carpets.

The house bathroom comprises a wood panelled bath with mixer tap and shower over, wash hand basin with mixer tap and low level WC. Wall panelling and floor tiles complement the decorative travertine bath tiles. A frosted window allows for ventilation and light.





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Externally, the property is approached via a block-paved driveway leading to the integral garage. The front garden is neatly landscaped with mature hedges and shrubs.

The rear garden is cleverly set up to enjoy it all year long, with a quality paved area for al fresco dining in the warmer months, and easily maintained artificial turf. A uPVC door provides further access to the garage, which is complete with electricity and light. The oil fired house boiler is also neatly housed here.



REAR GARDEN

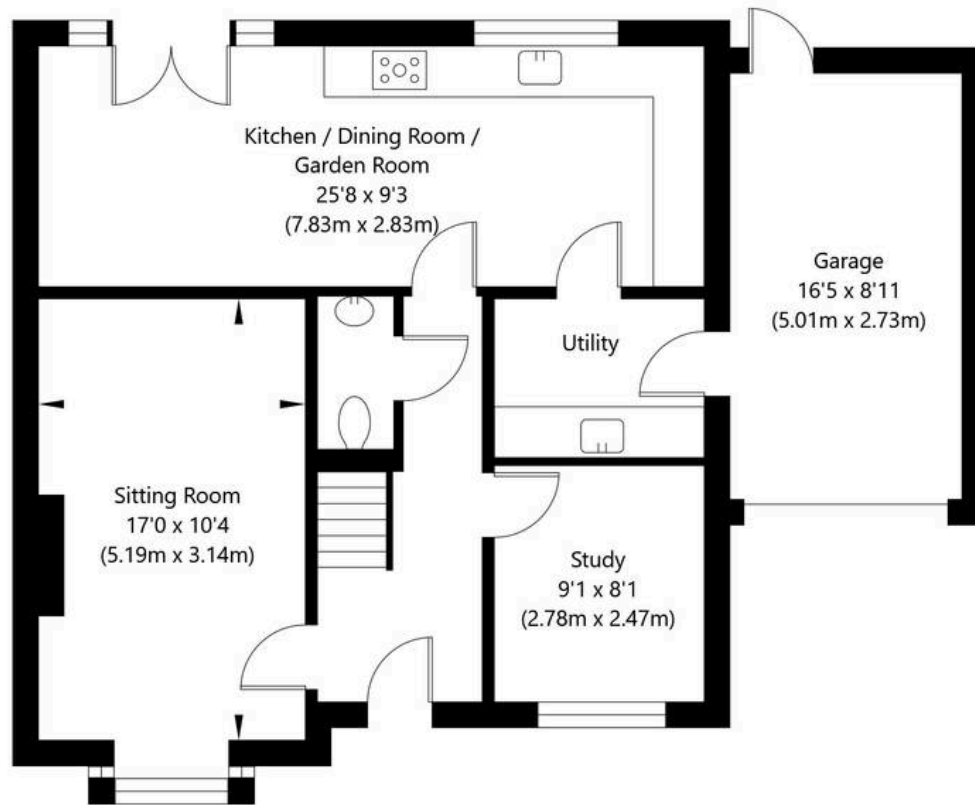
GARAGE

Single Garage

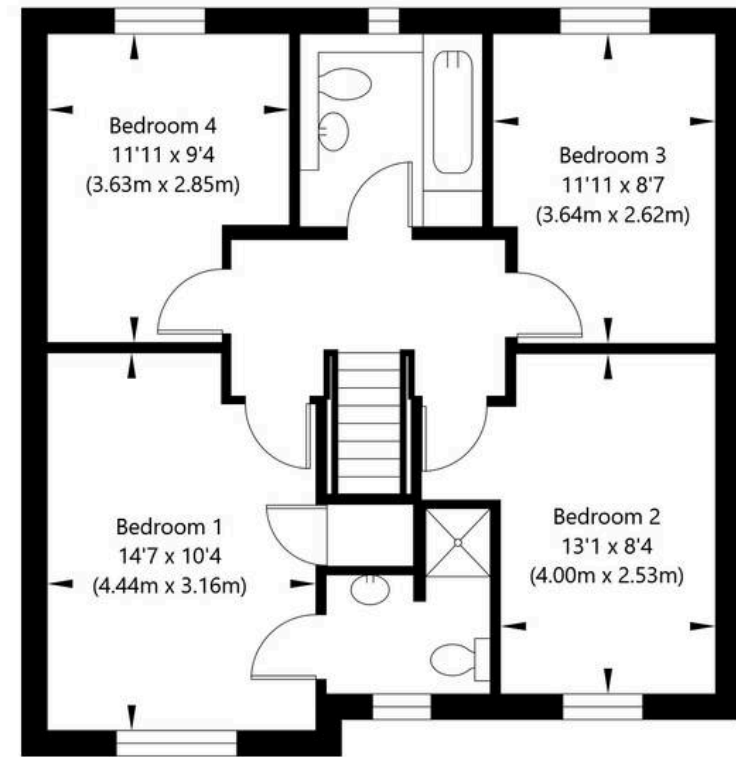
DRIVEWAY

1 Parking Space





Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 672 SQ FT / 62.39 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 671 SQ FT / 62.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1343 SQ FT / 124.74 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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