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- Freehold
Council Tax Band - F

The second floor plan includes a large living room (21.9' x 10.9') with a fireplace and a bay window, a dining room (12.8' x 9.7'), a kitchen (12.5' x 9.7') with a sink and stove, a utility room (8.5' x 6.9') with a washing machine, a bathroom (9.5' x 8.7') with a bathtub, and three bedrooms (13.7' x 12.4', 10.0m x 3.7m, and 9.5' x 2.8m). A central entrance hall provides access to all rooms.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the measurements will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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Bond Lane
Appleton Roebuck, York
YO23 7EF

£550,000

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A superbly presented four-bedroom detached home, set within the heart of the sought-after village of Appleton Roebuck, a well-regarded rural location surrounded by countryside yet offering excellent access to York and major commuter links.

Enjoying a prominent position within the village, the property stands behind a smart lawned frontage with a long sweeping driveway leading to a double garage, all secured by wrought iron gates. The property has been well maintained and thoughtfully designed throughout, offering spacious and versatile accommodation ideal for modern family life.

Upon entering, a bright and welcoming reception hall gives an immediate sense of space, with a ground floor WC and access to the principal reception rooms. The living room is a real highlight filled with natural light from dual-aspect windows and featuring a central log-burning stove with exposed timber beam, creating a cosy and inviting atmosphere. Sliding doors open directly onto the rear patio, ideal for seamless entertaining. A formal dining room flows through to a well-appointed kitchen. Fitted with an extensive range of timber-fronted units, granite worktops and integrated appliances, the kitchen is complemented by a breakfast bar and an adjoining utility room providing further storage and laundry space.

To the first floor, a central landing leads to four good-sized bedrooms. The main bedroom benefits from fitted wardrobes and a smart en-suite shower room, while the remaining bedrooms are served by a stylish house bathroom with contemporary suite and tiling.

Externally, the landscaped gardens wrap around the house, with established borders, a generous lawn and a patio seating area, offering the perfect space for outdoor relaxation. A further seating area sits beside the detached double garage, ideal for summer evenings or entertaining guests. The driveway provides ample off-street parking and further enhances the sense of privacy and space on offer.

Council Tax Band - F

