



Kiln House, 14, Malt Kiln Lane, Appleton Roebuck
York, North Yorkshire YO23 7DT

Guide Price £485,000


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Bishops Personal Agents offer for sale, a fantastic opportunity to purchase a four-bedroom detached family home, located in the very popular and sought after village of Appleton Roebuck on Malt Kiln Lane. Well situated with easy access to both York and Leeds. Set on a raised position, on a corner plot of a quiet street, this superb property has been partially updated by the current owners, giving any buyer the chance to add your own stamp and style, including extending to the side and redecorating to your own taste, creating a fabulous home, with an abundance of living accommodation for any growing family. With its gardens to all aspects and a detached garage, this family home will be very popular with a multitude of buyers including families, professional couples, those looking to retire in their forever home, plus commuters working throughout the region. Briefly comprises: Entrance Hall, with doors leading to the reception rooms. To the left we find the bay front living room with a feature fireplace and a multi fuel stove. To the right, the kitchen is fitted with a range of white cottage style units, some integral appliances, ample space for a table and chairs and a downstairs contemporary showroom, completes the ground floor. From the first floor landing we find four well-proportioned bedrooms, the principal with built in wardrobes and a modern family bathroom with a freestanding bath. Externally to the front we find a raised walled garden, laid to lawn with shrub borders and a pathway leading to the house, plus ample off-street parking, in front of the detached garage, perfect for car/cycles enthusiasts or as a workshop. There is also a further driveway, with plenty of space for parking a caravan or motor home. Side access leads to the rear of the property, where we find a lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens, we find a partially built greenhouse and garden shed. The location here is superb, the centre of the village can be reached in just a short walk. In summary, this family home will also be very appealing for those wanting a village location or easy commuting to York or further afield, offering good transport links to Leeds and beyond, as well as being well placed for easy access to York outer ring road and city centre. The village boasts a pub, a junior school and is also less than five miles from village of Bishopthorpe. For families with children, the property is within catchment area highly regarded County Primary School, along with entitlement to Tadcaster Grammar School. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to miss out on putting your stamp on this fabulous home!

Appleton Roebuck is a highly sought after village and lies approximately eight miles from York City Centre. Local amenities in the village include a highly regarded County Primary School, along with entitlement to Tadcaster Grammar School. Furthermore are Methodist and C of E Churches and The Roebuck and Shoulder of Mutton Inns. The nearest local post office and stores are situated in nearby villages of Copmanthorpe or Bishopthorpe. There is also a tennis club in the village and daily commuting is a comparatively straightforward and easy matter to a number of Yorkshire business centres via the A64 dual carriageway (which is approximately 3 miles away across open countryside) running from the east coast to the A1 motorway and beyond and off which runs the M1 link road. The area has excellent transport links to York and beyond via the outer ring road and a bus service into York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front upvc entrance door leading to the hallway, ceiling coving, understairs storage and radiator*. Stairs to the first floor. Doors leading to...

Living Room

25' 3" x 12' 1" (7.69m x 3.68m)

Double glazed bay windows to front aspect and windows to side and rear, feature fireplace with a multi-fuel stove, wooden flooring, ceiling coving, tv point* and radiators*.

Shower Room

6' 5" x 4' 10" (1.95m x 1.47m)

Modern white suite comprising; Walk in shower cubicle with electric shower*, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.

Kitchen/Diner

23' 0" x 9' 11" (7.01m x 3.02m)

The kitchen is fitted with a range of white wall, floor and drawer units with matching worktops over, double round sinks with mixer tap, integrated appliances include, Bosch double electric oven*, induction hob* with extractor hood over*, dishwasher*, fridge*, plumbing for a washing machine and fridge freezer. Double glazed windows to front and rear aspects, down lighting, ample space for a table and chairs and radiator*. Barn door leading to the side.

First Floor Landing

Double glazed window to front aspect and radiator*. Access to the loft with a loft ladder. Doors leading to...

Bedroom 1

12' 11" x 11' 11" (3.93m x 3.63m) Into bay

Double glazed bay windows to front aspect, ceiling coving, built in wardrobes and radiator*.

Bedroom 2

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed windows to front aspect, ceiling coving, built in wardrobes, dressing table and radiator*.

Bedroom 3

12' 0" x 10' 8" (3.65m x 3.25m)

Double glazed windows to rear aspect, ceiling coving and radiator*.

Bedroom 4

10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed windows to rear aspect, ceiling coving, built in wardrobes and radiator*.

Bathroom

9' 3" x 5' 1" (2.82m x 1.55m)

Modern white suite comprising; Freestanding bath with mixer taps, mains shower head, his and hers wash hand basins with mixer taps set in a vanity unit, low level wc, extractor fan*, down lighting, double glazed window to rear aspect and upright radiator*.



Garage

17' 6" x 15' 6" (5.33m x 4.72m)

Detached garage with an up and over door, side door, power and lighting*.

Outside

Externally the house sits on a corner plot with gardens to all sides. To the front, we find a raised walled garden area and driveway leading to the side garage. Side access leads to the rear of the property, where we find a fenced garden with a paved patio area, just right for outside entertaining. To further compliment the garden, we find a partial built greenhouse and garden shed. There is also a further side driveway perfect for a caravan or motor home.

Agents Note

EPC Rating C. Council tax band F.

Broadband supplier: BT Super-fast fibre.

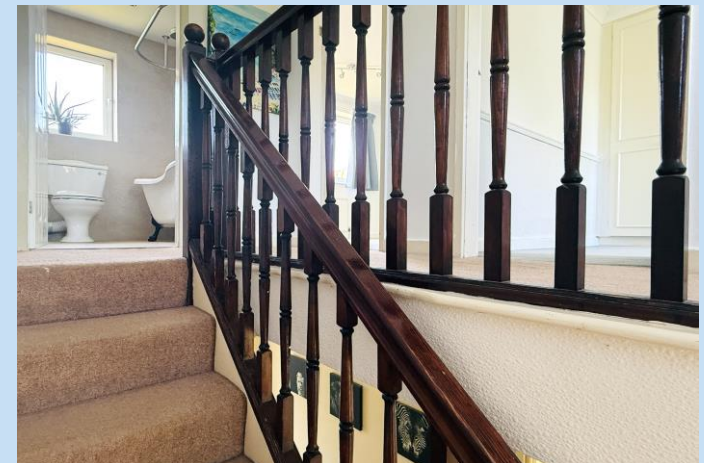
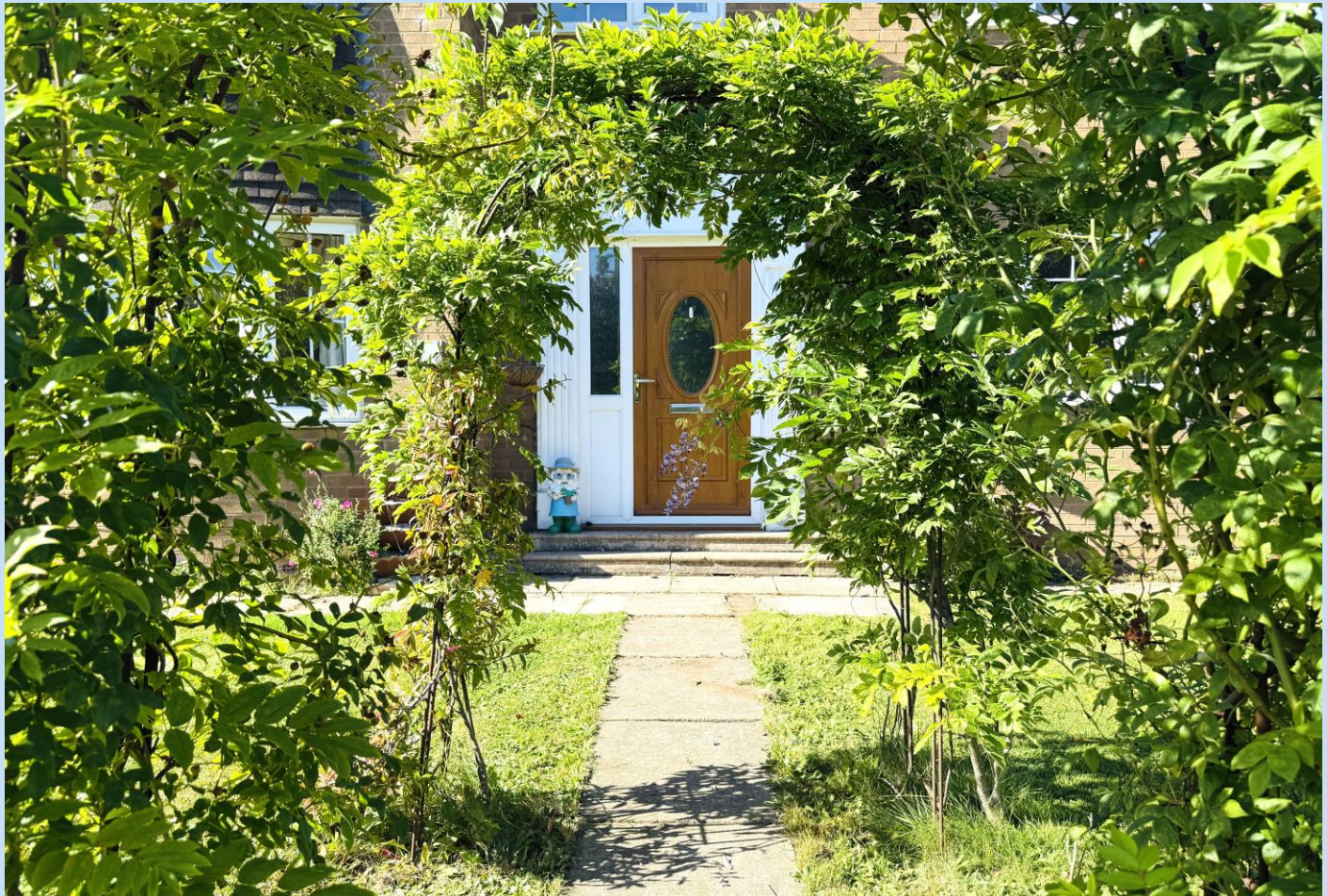
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Oil Heating.

Electricity supplier: Octopus Energy.

Solar Panels.



[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

14 Malt Kiln Lane Appleton Roebuck YORK YO23 7DT	Energy rating C	Valid until:	8 October 2035
		Certificate number:	2035-5121-1500-0176-5226

Property type

Detached house

Total floor area

131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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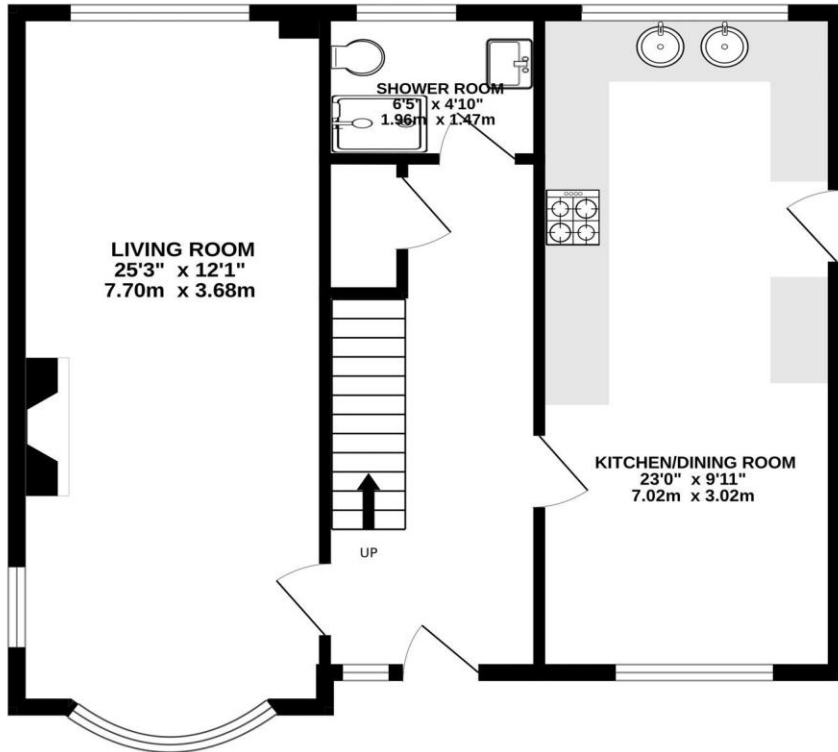
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

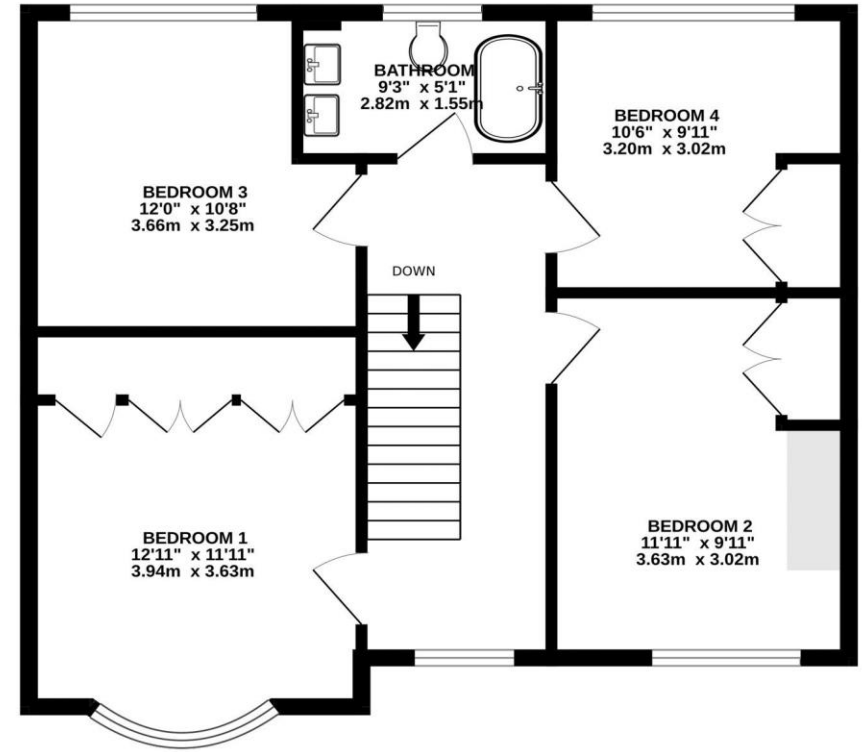
paul.atkinson@bishopsa.com

www.bishopsa.com

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.