



Milford

Milford Main Street  
Appleton Roebuck YO23 7DA



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7DA**

**£425,000**

A well-presented detached bungalow occupying an elevated corner plot in the sought-after village of Appleton Roebuck. Offering generous living space throughout, the property features a welcoming lounge complete with a cosy wood-burning stove, alongside a bright and spacious dining kitchen, ideal for family living with access through to a useful utility room.

The accommodation comprises three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and a walk-in wardrobe, alongside a modern family bathroom.

Externally, the property enjoys wrap-around gardens, predominantly laid to lawn with attractive raised planted borders, and generous patio areas to the front, side, and rear —perfect for outdoor entertaining. A detached garage and driveway provide ample off-street parking.

Appleton Roebuck is a charming and highly regarded village, offering a peaceful setting while remaining conveniently located for access to the A64 and the nearby village of Copmanthorpe, which provides a range of local amenities and excellent commuter links.

EPC Rating E  
Council Tax Band E

**Entrance Hall**

4'4" x 8'4" (1.33 x 2.56)

Composite door. Radiator. UPVC window. Door to entrance hallway.

**Entrance Hallway**

4'5" x 16'9" (1.36 x 5.12)

Radiator. Loft hatch with drop down ladder. Doors to further rooms.

**Lounge**

15'8" x 12'6" (4.78m x 3.81m)

With wood burning fire and hearth. Radiator. UPVC window.

**Dining Kitchen**

15'8" x 11'11" (4.78m x 3.63m)

A spacious dining kitchen with modern fitted wall and base units. Built in oven with electric hob and extractor hood over. Built in fridge freezer and dishwasher. With radiator and UPVC window.

**Utility Room**

9'5" x 5'11" (2.87m x 1.80m)

With composite door. Radiator. UPVC window. Base unit with plumbing for washing machine and dryer. Door to airing cupboard housing water cylinder.

**Bedroom One**

11'4" x 11'4" (3.45m x 3.45m)

UPVC window. Radiator. Walk-in wardrobe. Door to ensuite.

**Ensuite shower room**

4'6" x 7'9" (1.39 x 2.37)

Fitted with a three piece suite comprising; walk-in shower cubicle, wash hand basin with vanity unit and toilet. Opaque UPVC window. Underfloor heating. Heated towel rail.





**Bedroom Two**  
11'4 x 9'7 (3.45m x 2.92m)  
UPVC window. Radiator.

**Bedroom Three**  
11'11 x 11'4 (3.63m x 3.45m)  
UPVC window. Radiator.

**Bathroom**  
6'9" x 7'9" (2.08 x 2.38)  
Fitted with a three piece suite comprising; bath with shower over, wash hand basin with vanity unit and toilet. Opaque UPVC window. Underfloor heating. Heated towel rail.

**Outside**  
Milford occupies an elevated corner plot, offering a generous wraparound garden and a private driveway with space for at least two vehicles, leading to a detached garage. The rear garden is attractively paved, with the oil tank neatly enclosed within a fenced area.

The front and side gardens are predominantly laid to lawn, complemented by raised planted borders, established hedging, and a mature tree, creating a well-maintained and inviting outdoor space. Steps to the front of the property lead up to a charming patio area, which continues around the side elevation—ideal for enjoying the surrounding setting.



**Garage**  
A detached garage with up and over door, laid on with power and light. Side door access.

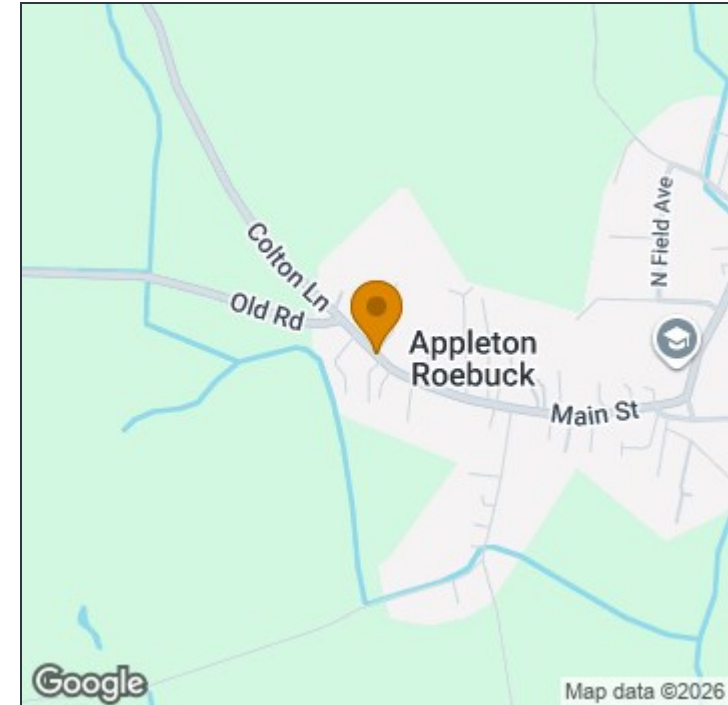
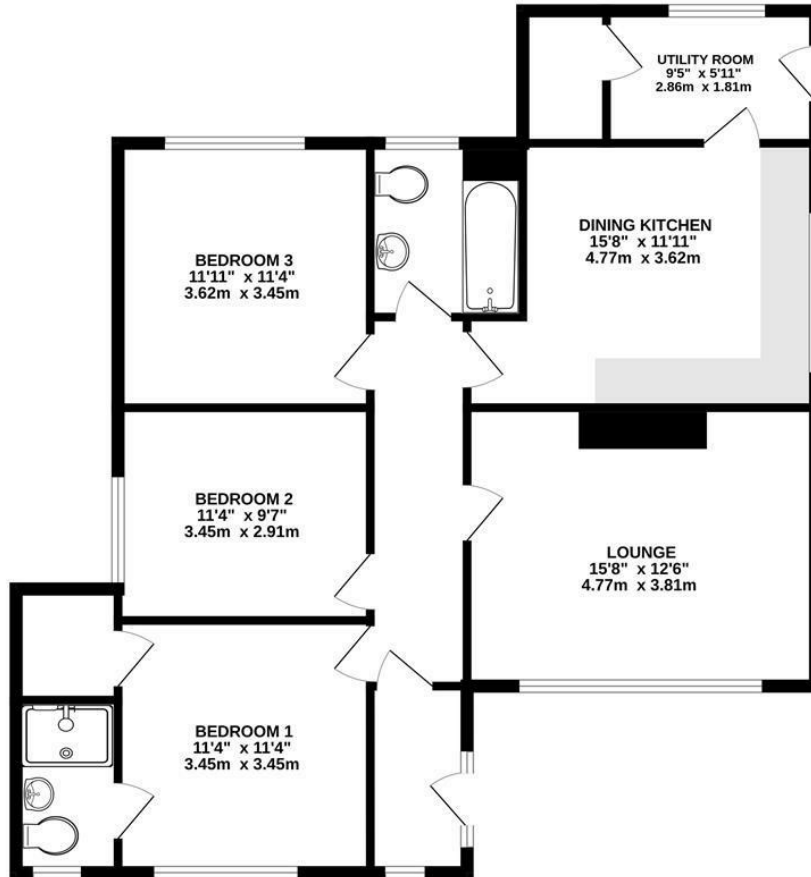
**Material Information**  
This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has an oil tank which supplies the boiler for heating and hot water, there is also a water immersion heater located in the utility room.  
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Anti - Money Laundering Compliance**  
We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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