

TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

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

