



4 Wheatley Croft, Appleton Roebuck  
York, North Yorkshire YO23 7BX

Guide Price £425,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a fantastic opportunity to purchase a four-bedroom semi-detached family home, positioned in a quiet cul-de-sac mews and located in the heart of this very popular and sought after village of Appleton Roebuck. Well situated with easy access to both York and Leeds, this cottage style home on Wheatley Croft has been a home to the current owners since 2012 and is presented to a very good standard, creating a lovely family home to live in and will be perfect for a multitude of buyers including professional couples, families and those looking to retire in their forever home, plus commuters working throughout the region and those who are looking to live close to the village centre and very popular local schools. Benefiting from both oil heating and full double glazing, this house offers in brief: An entrance porch, with a door leading to the spacious living room, the focal point being the feature wood burning stove, perfect for those cosy winter evenings. Then onwards to the rear into the heart of the house, where we find the marvellous open plan, kitchen-breakfast room with a range of cottage style white fitted units, with a selection of integral appliances, there is also plenty of space for a table and chairs, if wished for and a door leading to the garden. From the kitchen we also find a downstairs cloakroom, to complete the ground floor. The stairwell leads us up to the first-floor landing, with doors leading off to two well-proportioned double bedrooms and a modern four-piece family bathroom. A further staircase leads up to the second-floor landing, with two further bedrooms, created from one larger room and an en-suite shower room. These rooms are perfect for those who work from home or for children's bedrooms. Outside to the side of the house we find a block paved driveway, which provides ample off-street parking. There is side access gate to the rear, where we find a fenced and lawned garden with a paved patio and a garden shed. Also in the mews area are unallocated visitors parking spaces. The location is excellent, the centre of the village can be reached in just a short walk. Appleton Roebuck offers a lovely sense of local community, with village events, dog walks and cycle routes close by. In summary, this lovely 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. 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. Please do arrange to view this excellent property as soon as possible, not to miss out 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

Entrance door to the hallway and radiator\*. Stairs leading to the first floor. Doors leading to...

### Living Room

16' 3" x 13' 1" (4.95m x 3.98m)

Double glazed sash windows to the front aspect, feature fireplace with a wood burning stove\*, ceiling coving, oak flooring, under stairs cupboard, tv point\* and radiators\*. Door leading to...

### Kitchen/Breakfast Room

16' 5" x 9' 6" (5.00m x 2.89m)

The fabulous kitchen is fitted with a range of cottage style white wall and base units, matching worktops over, incorporating a stainless steel sink with mixer taps, plus a breakfast bar. Integral appliances include a built in electric oven\*, electric hob\*, with extractor hood\*, washing machine\* and a fridge/freezer. Double glazed sash windows to the rear aspect, down lighting, storage cupboard and radiator\*. Doors leading to...

### Cloakroom

Modern white suite comprising; Pedestal wash hand basin with mixer taps, low level wc, down lighting and radiator\*.



### First Floor Landing

Double glazed sash windows to the front aspect, airing cupboard and radiator\*. Stairs leading to the second floor. Doors leading to...

### Bedroom 1

12' 11" x 10' 2" (3.93m x 3.10m)

Double glazed sash windows to the front aspect and radiator\*.

### Bedroom 2

12' 10" x 10' 1" (3.91m x 3.07m)

Double glazed sash windows to the rear aspect, tv point\* and radiator\*.

### Bathroom

11' 4" x 5' 10" (3.45m x 1.78m)

Modern white suite comprising; Bath with mixer taps and shower head attachment, pedestal wash hand basin with mixer taps, low level wc, shower cubicle with mains shower over\*, double glazed sash window to the rear aspect, down lighting and radiator\*.



### Second Floor Landing

Doors leading to...

### Bedroom 3

10' 1" x 7' 6" (3.07m x 2.28m)

Sky lights to the rear aspect, built in cupboards and eave storage. Door leading to...

### En-suite

5' 9" x 5' 1" (1.75m x 1.55m)

A suite in white comprising; Shower cubicle with mains shower over\*, wash hand basin with mixer taps, low flush wc, ceiling port and radiator\*.

### Bedroom 4

13' 3" x 8' 3" (4.04m x 2.51m)

Sky lights to the front aspect, round window to side and eave storage.



## Outside

Outside to the side of the house we find a block paved driveway, which provides ample off-street parking. There is side access gate to the rear, where we find a fenced and lawned garden with a paved patio, perfect for outside entertaining, plus a garden shed.

## Agents Note

EPC RATING C, COUNCIL TAX BAND C.

Broadband supplier: BT Fibre, Plus Net.

Broadband speed: High Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas, oil boiler system.

Electricity supplier: Eon.



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

# Energy performance certificate (EPC)

4 Wheatley Croft  
Appleton Roebuck  
YORK  
YO23 7BX

Energy rating

**C**

Valid until:

**11 April 2036**

Certificate number:

**0313-3061-5204-7766-0200****Property type**

Semi-detached house

**Total floor area**

105 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.](#)

**Bishops Personal Agents**

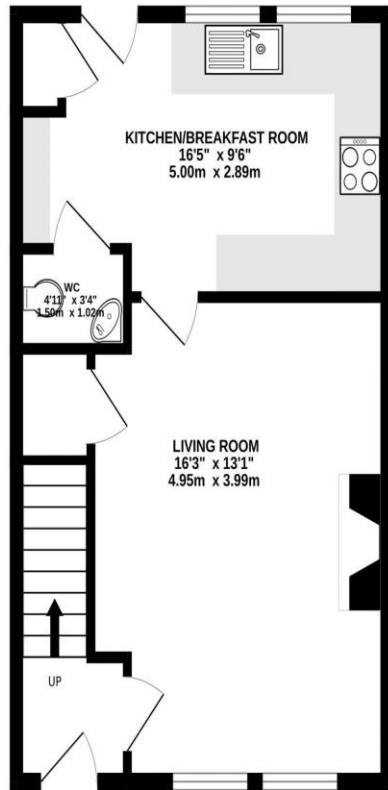
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13 Grayshon Drive York North Yorkshire YO26 5RG  
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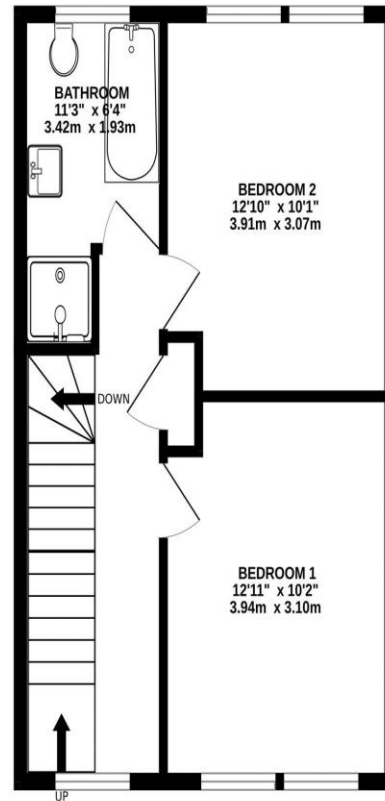


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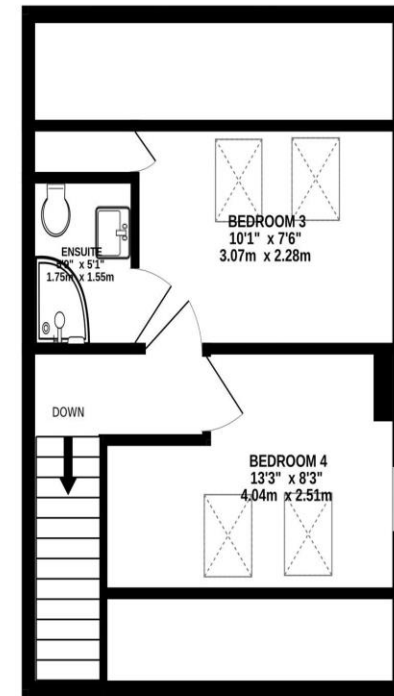
GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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**DISCLAIMER**

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.