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**14 Northfield Avenue**  
Appleton Roebuck, York, YO23 7EB

Beautiful four bedroom detached family home with incredible gardens and a double garage!

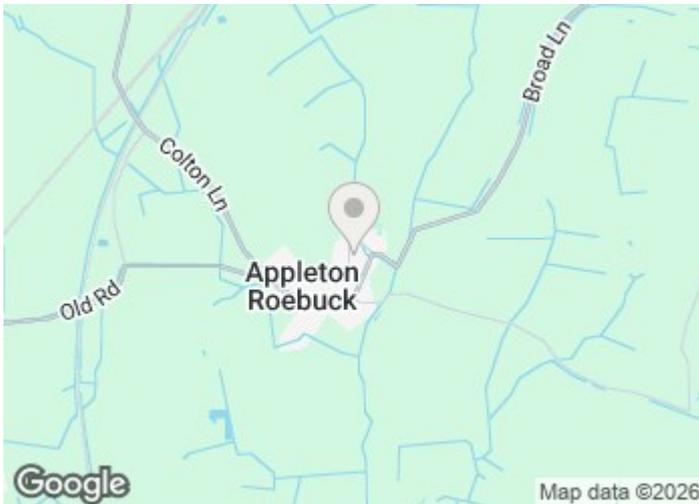
**Asking Price £525,000**

# 14 Northfield Avenue

Appleton Roebuck, York, YO23 7EB



- FOUR BEDROOMS
- DETACHED FAMILY HOME
- INCREDIBLE GARDEN SPACE
- DOUBLE GARAGE AND LARGE PRIVATE DRIVEWAY
- POTENTIAL TO FURTHER EXTEND
- LOVELY VILLAGE SETTING

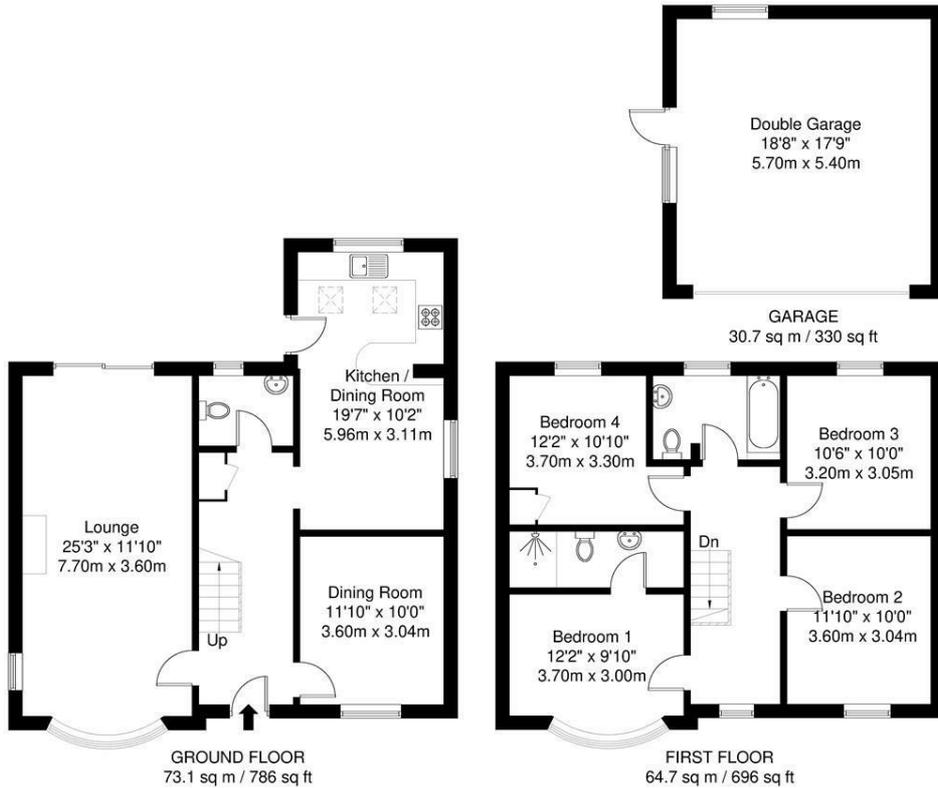


**Directions**



# Floor Plan

## 14 North Field Avenue



**APPROXIMATE GROSS INTERNAL AREA = 137.8 sq m / 1482 sq ft**  
**GARAGE = 30.7 sq m / 330 sq ft**  
**TOTAL = 168.3 sq m / 1811 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 High Petergate, York, YO1 7EN  
 Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	