



Bond Lane Appleton Roebuck, YO23 7EF

Freehold
Council Tax Band - F

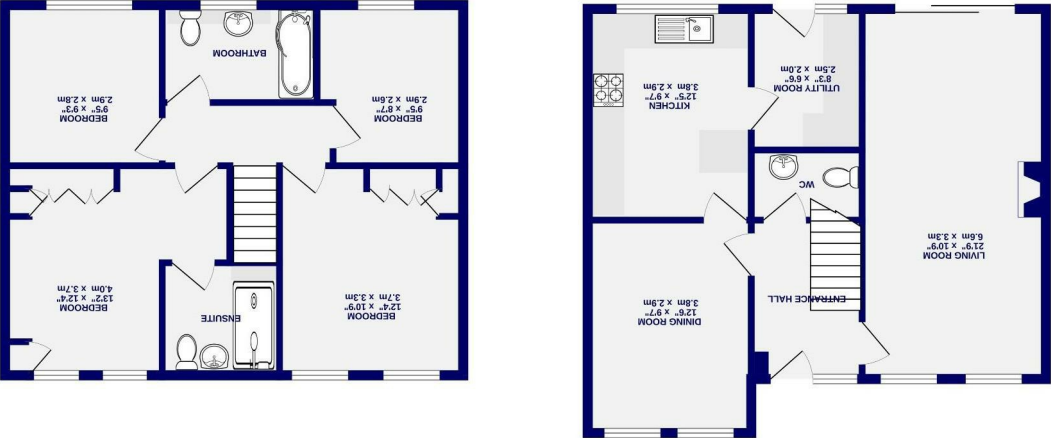
• Detached House

• Well Presented

• Four Bedrooms

• Two Bathrooms

- Sought After Village Location
- Garage & Driveway
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Bond Lane
Appleton Roebuck, York
YO23 7EF

£550,000

4 2

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

