N A I S H
ESTATE AGENTS
YORK
EST.1939









3 Ainsty Garth

Appleton Roebuck, York, YO23 7BU

A beautifully presented four-bedroom detached family home situated within a quiet cul-de-sac in the highly sought-after village of Appleton Roebuck, offering stylish and spacious accommodation extending to approximately 1,799 sq ft.

OFFERED WITH NO ONWARD CHAIN

Offers In The Region Of £575,000

3 Ainsty Garth

Appleton Roebuck, York, YO23 7BU

4 2 3

- Modern four-bedroom detached family home
- Spacious front-facing lounge with stylish fireplace
- Tadcaster Grammar Catchment
- Detached garage and multiple off-street parking spaces
- Quiet cul-de-sac setting of four properties
- Versatile study/playroom/home office
- Separate utility room and downstairs WC
- Approximately 1,799 sq ft of accommodation
- Stunning open-plan kitchen diner with additional lounge area
- Fully enclosed, low-maintenance rear garden

Offer Procedure



Directions





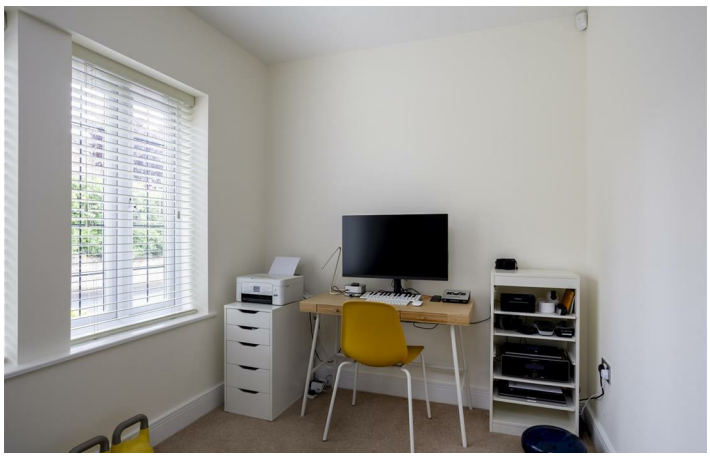






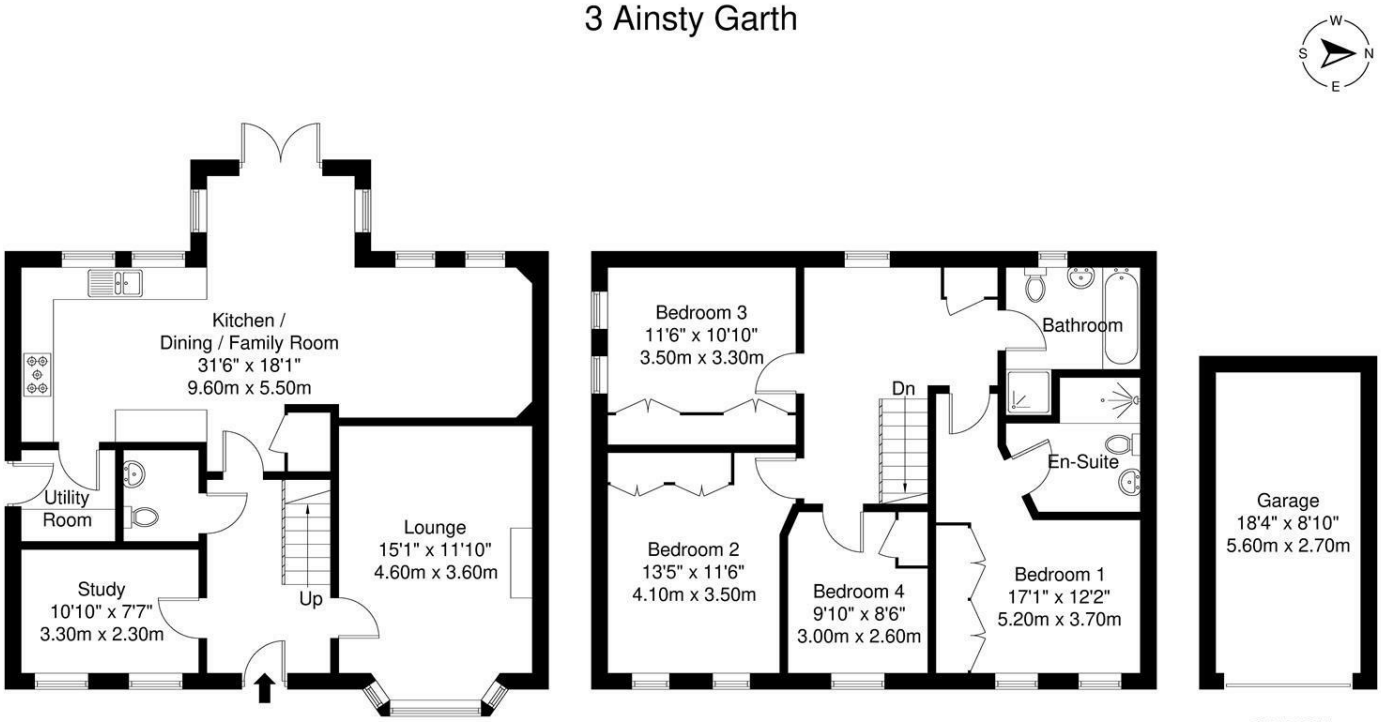






Floor Plan

3 Ainsty Garth



GROUND FLOOR
77.4 sq m / 833 sq ft

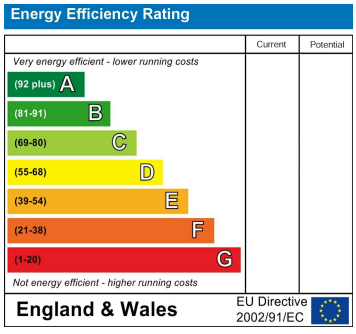
FIRST FLOOR
74.7 sq m / 804 sq ft

GARAGE
15.1 sq m / 162 sq ft

APPROXIMATE GROSS INTERNAL AREA = 152.1 sq m / 1637 sq ft
GARAGE = 15.1 sq m / 162 sq ft
TOTAL = 167.2 sq m / 1799 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 firms 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