



DAVID BEATTIE
exp

Milford, Main Street, Appleton Roebuck

£395,000

3 2 1



David Beattie, powered by eXp, is proud to present this handsome, well-proportioned bungalow in a non-estate position in Appleton Roebuck.

Inside, the space works hard. A dining kitchen large enough for family life, a separate utility room so the mess stays contained, and a principal bedroom with its own en suite and walk-in wardrobe. This isn't a bungalow that feels compromised, it's built with room to actually live in.

The garage is a genuine one, detached, with power and light, and driveway parking for two cars or more on top. Whether that's a workshop, storage, or simply somewhere dry to keep a car, it's there and it's usable.

This is a property for buyers who want a solid, well-built home without the upkeep of an estate development, single-storey living with proper proportions throughout.

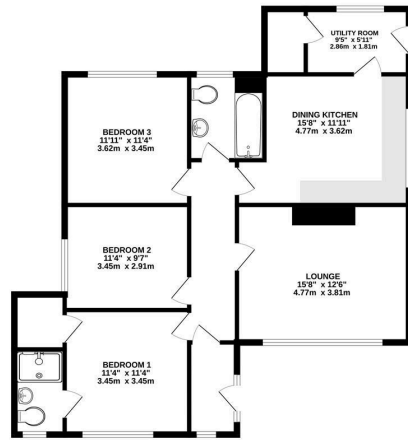
Appleton Roebuck keeps things quiet, with the A64 and Copmanthorpe close by for everyday shopping and the York commute.

Quote DB18357 when enquiring

Detached bungalow, elevated corner plot, village of Appleton Roebuck, non-estate position
Three bedrooms, principal with en suite and walk-in wardrobe
Spacious dining kitchen with separate utility
Detached garage, driveway for two-plus cars
Oil-fired central heating, underfloor heating to bathrooms
EPC E, Council Tax Band E
Freehold



GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.6 sq.m.) approx.
We warrant general compliance with the accuracy of the floor plan and dimensions. We do not warrant the accuracy of the floor plan and dimensions for any specific purpose. The accuracy of the floor plan and dimensions is not guaranteed for any specific purpose. The accuracy of the floor plan and dimensions is not guaranteed for any specific purpose.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		