



*WISHART*  
ESTATE AGENTS

3 Northfield Way  
Appleton Roebuck  
York  
YO23 7EA

£360,000

- Extended semi detached
- 3 good sized bedrooms
- Lounge with multi-fuel stove
- Open plan kitchen diner
- Separate utility & downstairs W/C
- Modern bathroom
- Ample parking for multiple cars
- Sought after south York village





Wishart Estate Agents are delighted to present this three bedroom, semi-detached home situated in the popular village of Appleton Roebuck. Extended to the rear to offer an open plan kitchen, dining, family room ideal for modern family life. This property also boasts a utility room and new bathroom.

A good size gravel driveway offers plenty of off-street parking, a tree and small planted area to the front adds a touch of colour and offers a degree of privacy. A gate to the side gives access to the fully enclosed rear garden, laid with an Indian stone patio, a lawn and a child friendly play area. There are also two sheds which offer outside storage.

A porch to the front gives access to the property and offers plenty of storage space for coats and shoes. Laminate flooring which is ideal in this high traffic area of the home, flows throughout the ground floor.

The sitting room features a large window to the front elevation and a smaller one to the side which floods the room with natural daylight. The main focal point, a dual fuel stove set within the chimney breast, makes for a cosy room on winter evenings.

Extended in 2021 by the current vendors, the open plan kitchen/diner family room is fitted with a shaker style, pale grey, Howdens kitchen which offers an array of base and wall units including a larder cupboard with laminate preparation areas over and a metro tiled splashback. A white porcelain sink sits beneath a window to the rear aspect. Integrated

appliances include an electric double oven and hob with extractor above, space is also provided for free standing dishwasher and fridge and freezer. A central island offers further storage, with pan drawers and a breakfast seating area. Generous in size, the room offers space for a formal dining arrangement as well as a cosy seating area alongside bi-fold doors overlooking the garden. Three Velux windows enhance the natural light in this room.

Just off the kitchen, a utility/laundry room has plumbing for a washing machine and space for a tumble dryer beneath a worktop. A handy shelf adds further storage, and a heated towel rail is ideal for airing the laundry.

An open staircase leads to the first-floor accommodation, offering another storage facility below alongside the ground floor W/C which is fitted with a two-piece white suite.

On the landing there is a cupboard currently used as a standing home office area but is ideal for linen storage. A ceiling hatch gives access to the loft space.

There are two generous double bedrooms with large windows, one to the front and one to the rear elevation. Both bedrooms have a built cupboard and are generous enough to accommodate a king size bed and wardrobes. Either could be used as the principal bedroom.

Bedroom three is a generous single room, currently set up as a child's room with a feature wall. It offers space for a single bed and other free standing bedroom furniture.

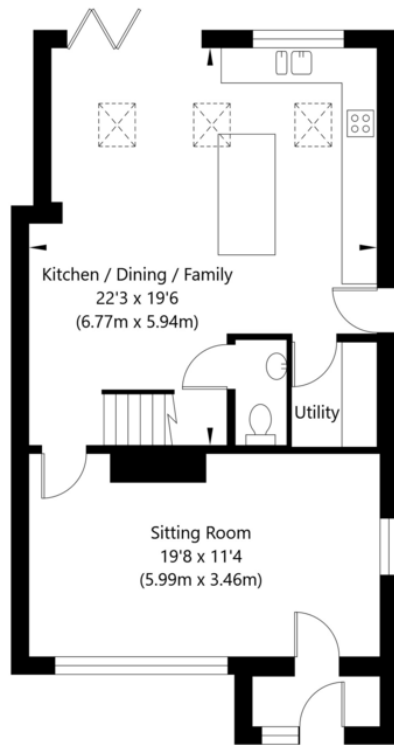
The house bathroom has been altered and replaced very recently to allow for a double shower unit with waterfall and handheld attachment. A white, three-piece suite which includes, a free-standing oval bath with shower attachment over, a sink set on a vanity unit and a low-level W/C. Furnished with partially tiled walls, contrasting tiled flooring, a heated towel rail and frosted windows to allow for light and ventilation.

North Yorkshire County Council  
Council Tax Band C  
EPC rating D  
Oil fired central heating

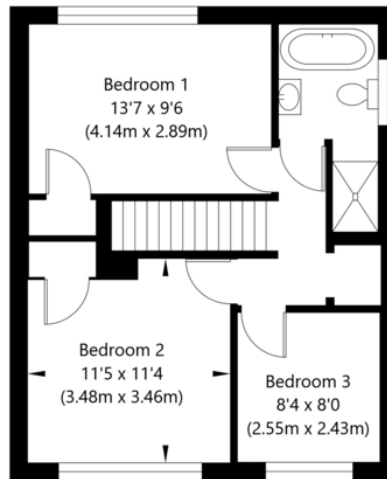








Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 681 SQ FT / 63.23 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 481 SQ FT / 44.69 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1162 SQ FT / 107.92 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

North Yorkshire Council

### DIRECTIONS

Entering Appleton Roebuck village from the A64 via Colton Lane, you will merge onto Main Street. Passing through the village, you will continue along the Main Street, passing the Roebuck Inn on your right and Appleton Roebuck primary school on your left. Take the next left onto Northfield Way, and number 3 can be located immediately on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

