



WISHART
ESTATE AGENTS

Milford
Main Street
Appleton Roebuck
York

£485,000

- Detached bungalow
- Three bedrooms
- Principle ensuite bedroom
- Kitchen diner and large utility room
- Modern internal accommodation
- Well presented gardens and patios
- Detached garage, driveway and two stores
- Sought after location



Occupying a prominent position on the corner of Orchard Close and Main Street, in the pretty village of Appleton Roebuck. This three-bedroom, detached bungalow sits on a wraparound plot, has well-presented gardens, and boasts a detached garage and two external stores.

We highly recommend an early viewing of this property which is guaranteed to be popular and also offered for sale with no onward chain

Accessed via a front entrance porch which is spacious and naturally light, this area provides ample storage space for shoes and coats.

An inner hallway leads through to the rest of the well-presented, living accommodation. A ceiling hatch gives access to the loft space.

The living room, located to the front of the property features a large window overlooking a beautifully manicured garden. The main focal point of this room is the wood burning stove with oak mantle above, set within a chimney breast.

The breakfast kitchen is well equipped with a range of cream, shaker style base and wall units with laminate work preparation areas over and a white metro style tile splashback. A white porcelain sink and drainer with mixer

taps sit below a window to the side elevation. Integrated appliances include an electric oven and hob with extractor above, a fridge freezer and a full-size dishwasher. Generous enough to accommodate a formal dining table and chairs as well as other free-standing furniture. Finishing touches include tiled flooring in neutral tones and spotlights to the ceiling.

Located beyond the kitchen, a utility/boot room has an external rear door leading out onto the driveway. A useful cupboard off the utility room offers an abundance of storage and drying space and the oil-fired central heating boiler is also housed here.

The principal bedroom is positioned at the front of the property. This is a very good-sized double room with a walk-in wardrobe and ensuite shower room. The tiled ensuite is fitted with a walk-in shower cubicle, a low-level WC and a

wash handbasin on a vanity unit. Featuring underfloor heating, and a frosted window to allow for light and ventilation.

Bedrooms two and three are both good size double bedrooms to the side and the rear of the property. The modern house bathroom serves both of these rooms and is fitted with a white three-piece suite including a low level WC, wash handbasin and bath with shower over. This room also benefits from partially tiled walls, underfloor heating





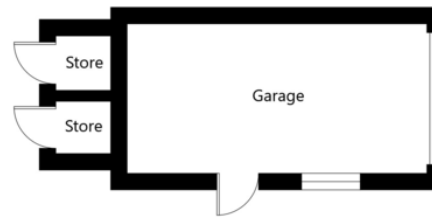
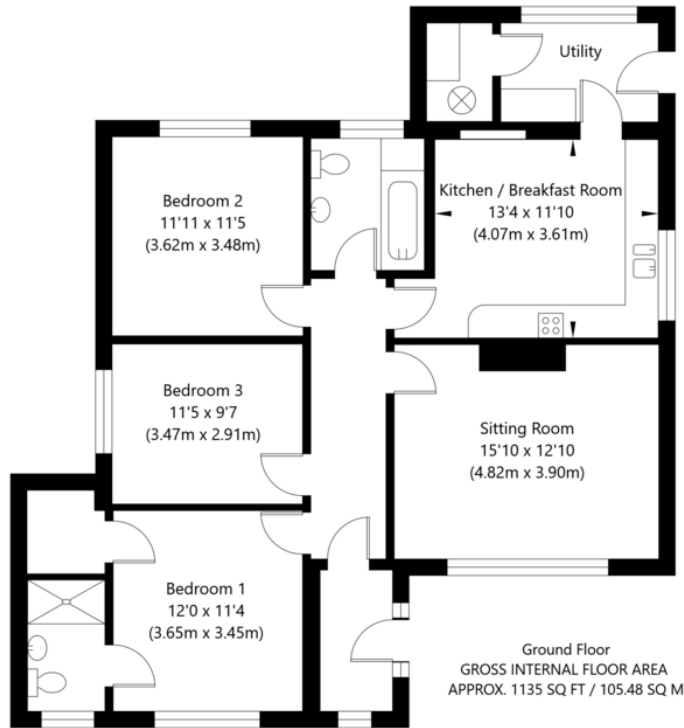


and a frosted window.

Externally, the driveway provides ample parking for multiple vehicles and has housed a campervan in recent years. The detached garage features power and light and there are two further brick built stores, ideal for gardening and leisure equipment.

Various patio seating areas have been carefully laid in sunny positions. The garden also features fruit trees, a spring planted lawn and a well stocked flowerbed. The low hedges provide a degree of privacy and an attractive boundary. A path and pedestrian gate open onto Main Street.

Council Tax Band E
North Yorkshire County Council
EPC Rating E



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1135 SQ FT / 105.48 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1135 SQ FT / 105.48 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

Entering Appleton Roebuck from the A64 along Colton Lane, you merge onto Main Street. Milford is located on your left hand side, just before the left turning onto Orchard Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

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

