

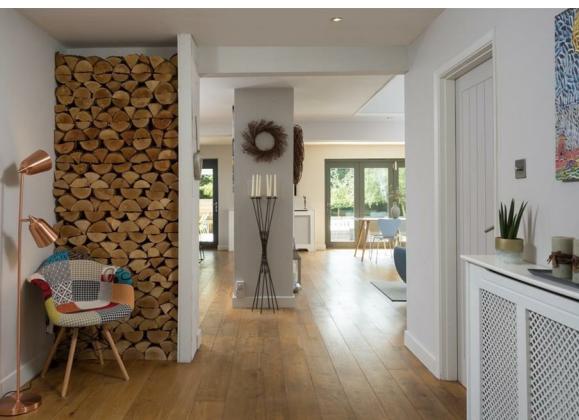


**Daws Lane, Appleton Roebuck, York
£825,000**

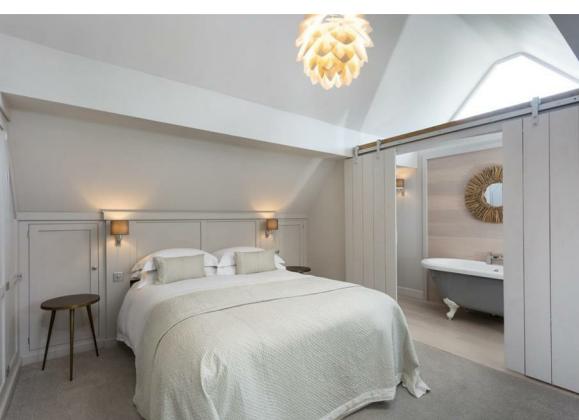
Stephensons are delighted to offer for sale this spectacular, bespoke four bedroom detached house which has been comprehensively renovated and upgraded to the highest of standards in recent years. Ideally situated in the extremely sought-after Village of Appleton Roebuck on the outskirts of York with excellent road links to York, Leeds and further afield.



The property is accessed from Daws Lane, via a gravel driveway offering ample parking for three to four cars. A stable style solid wood front door opens into a spacious entrance hall with solid oak flooring providing access to the ground floor WC and walk-in boiler cupboard with a new Worcester Bosch oil fired central heating boiler. A sizeable utility room with built in wall and base fitted storage units along with ample space for a washer, dryer and other appliances.



The entrance hall opens through into an impressive open plan modern living space which comprises a seating area with fabulous ceiling height thanks to a galleried landing. There is a double aspect log burning fireplace. The dining area sits immediately in front of bi-folding doors which open onto the picturesque garden. The contemporary kitchen can also be found to the side elevation and is ideally set up for entertaining with a large kitchen island, a range of base fitted units, a double bowl sink with mixer tap over and a range of integrated appliances including wine cooler and fridge drawers.



A separate sitting room can be accessed from the principal reception area and provides an idyllic second living room with vaulted ceiling and double patio doors opening onto the rear garden. Completing the ground floor accommodation is a room which sits to the front elevation which would work as a separate playroom for those with young families or an en-suite bedroom having plumbing facilities immediately above.

The first-floor accommodation is accessed via a spacious galleried landing with doors leading off to all four bedrooms, as well as the house bathroom. The master bedroom is a well-proportioned double bedroom with vaulted ceilings, a range of built-in wardrobes offering ample storage, and a well thought-out and presented en-suite bathroom. Further built in storage is incorporated into the landing.



Bedroom two is another double room to the rear elevation of the property with an en-suite shower room. Bedroom three is again, a double bedroom with a useful built in storage cupboards. Bedroom four completes the bedroom accommodation and is a spacious double bedroom to the side elevation.

The house bathroom is a beautiful, fully tiled bathroom with feature roll top bath, walk-in shower, pedestal sink and low flush WC.

To the outside, the property boasts stunning rear gardens with a covered and lit elevated decking area which is ideal for alfresco dining. A further decked area is accessed via bi-fold doors which in-turn drops down to a gravelled section leading to the summer house. The central section of the garden is predominantly laid to lawn and steps down to a further gravelled section to the rear of the garden.

As agents we highly recommend an early inspection of the property to truly appreciate the wonderful home on offer.

The Village:

Ideally situated with good road links to the A64 and A1(M) as well as quick and easy access to York City Centre, the village of Appleton Roebuck is one of the most sought after villages on the outskirts of York. With a range of local amenities and crucially falling within the catchment area for the highly regarded Tadcaster Grammar School.



Agents Note: The Google street view was taken prior to the property being restored.

Tenure: Freehold

Services: All services are connected

EPC: 59 (D)

Council Tax: Selby - Band E

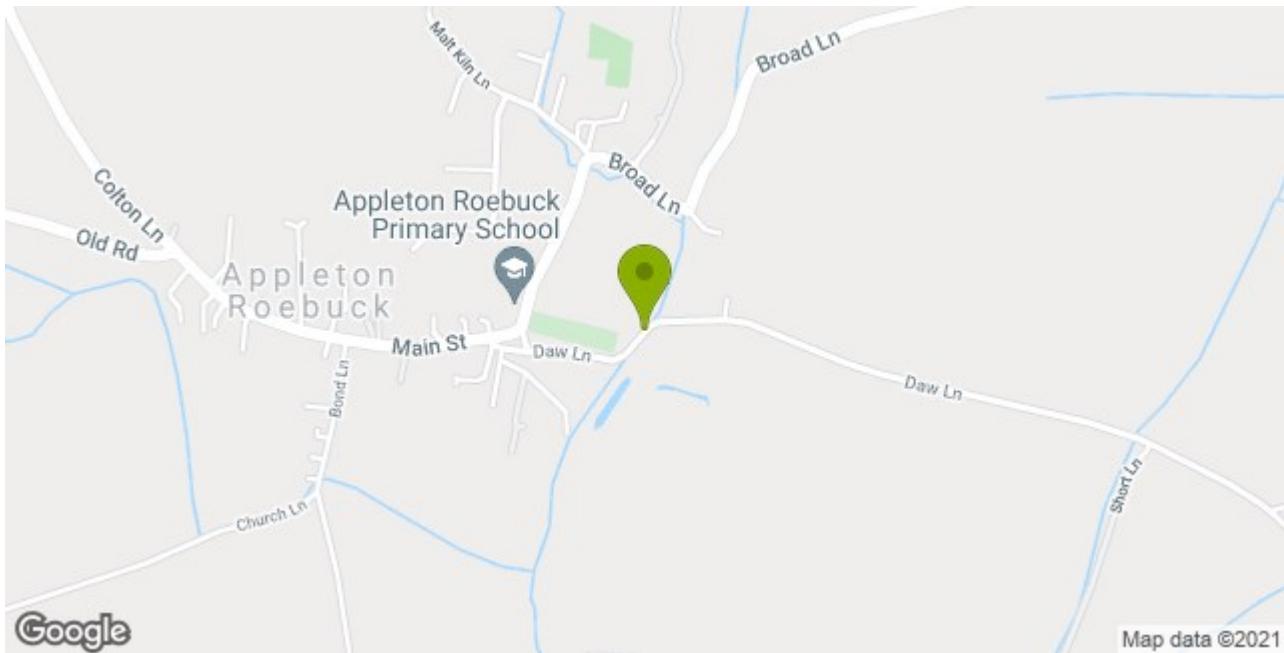
Viewings: Strictly via the selling agent 01904 625533



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2811 SQ FT / 261.11 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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