

15 Roecliffe Park  
Roecliffe, York , YO51 9LY  
Guide price £169,950



## Description

This property is situated in a fantastic village location, offering a spacious park home that includes central heating for year-round comfort. It features two bedrooms, one of which has an ensuite bathroom, along with an additional bathroom for convenience. The lounge and dining room provide ample space for relaxation and entertainment. The home is double-glazed, ensuring energy efficiency and sound insulation. Outside, you'll find a garden and off-street parking available. This property is being sold chain-free, making it an attractive option for potential buyers.

### \*\*Property Overview:\*\*

This property features a reception hall, a kitchen/breakfast room, a living/dining room, a principal bedroom with an en suite shower room, a second double bedroom, and a bathroom.

### \*\*Outdoor Space:\*\*

Located in a gated cul de sac, the property has well-maintained gardens that require low maintenance, off-road parking, and a patio area.

### \*\*Viewing Recommendation:\*\*

We highly recommend an internal viewing to fully appreciate this home.

### \*\*Community Information:\*\*

Roecliffe Park is a small gated community of park homes for those aged 55 and over. Number 15 is a luxury detached home with full UPVC double glazing and gas central heating. It features useful storage in the loft and beautifully kept gardens with parking. A visit is essential to understand its value.

### \*\*Entrance and Living Space:\*\*

A porch with sturdy pillars leads to the reception hall, which has a storage cupboard. The living/dining room has an eye-catching electric fire with a sandstone effect surround.

### \*\*Kitchen Details:\*\*

The fitted kitchen with light cupboards and drawers, a gas hob, a concealed extractor, and an oven. It has space for a washing machine and fridge/freezer, as well as a stainless steel sink beneath a uPVC window.

### \*\*Additional Rooms:\*\*

From the reception hall, a door opens to a study/workroom with a uPVC window facing the front. A door from the living room leads to an inner hallway with an airing cupboard and access to the loft, which is part boarded and insulated.

### \*\*Bedrooms:\*\*

The principal bedroom has uPVC windows on the front and rear, a fitted dressing table, and extensive wardrobes. It connects to the en suite shower room, which has a corner shower, low suite WC, and wash hand basin.

Bedroom two is also a double room, featuring a large bay window and fitted wardrobes.

### \*\*Bathroom Details:\*\*

The bathroom includes a white panel bath, a low suite WC, and a wash hand basin on a vanity unit. It is part-tiled and has a frosted uPVC window.

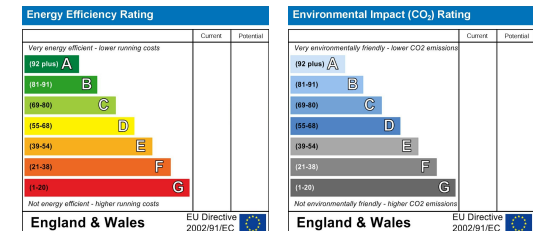
### Outside

To the side of the property is a driveway for parking. From the driveway, you access a well-kept garden, mostly covered in grass, along with a patio for outdoor use. On the

other side, a paved path leads to the entrance and continues to another nice patio. At the back, there is a storage area.

## Directions

From the Boroughbridge office proceed onto St Helena, turn left onto Horsefair and then first right on to Roecliffe Lane. Go over the roundabout under the A1. Follow this road for some distance, on entering Roecliffe proceed past the Church on your right hand side and immediately past the primary school. On the right hand side resided the Crown Inn Public house turn right over the access road to the side onto Roecliffe Park whereupon No 6 is positioned on the right hand side.



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