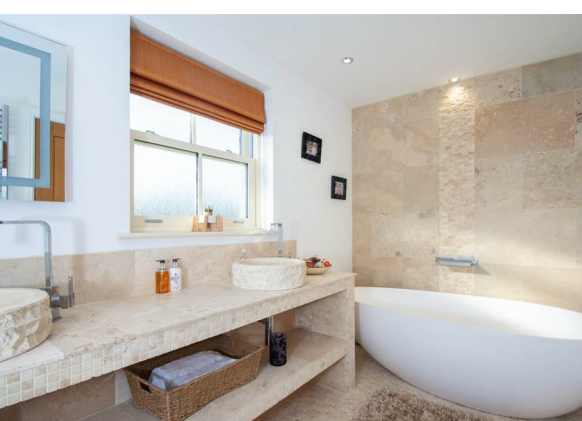
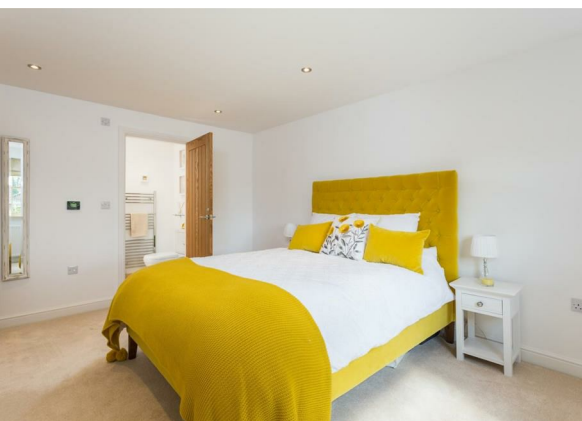




## Ash Tree Gardens, Appleton Roebuck, York £695,000

An impressively spacious, immaculately presented modern family home, built in 2014 and finished to an extremely high standard, by a well-regarded local developer. Situated in a quiet cul-de-sac in a very popular village on the outskirts of York, this property is sure to appeal to young and mature families alike.





This impressive property is entered through a solid wood front door into a central hallway with doors leading off the ground floor accommodation and a feature staircase to the first and second floors. The majority on the downstairs benefits from a beautifully tiled floor with electric underfloor heating system. A large kitchen is found off the entrance hallway and boasts Howdens kitchen units and granite work surfaces, a Grohe instant boiler water system and also comes with a range of built in appliances, including a steam oven and warming drawer. The kitchen opens into the garden room with Bi-fold patio doors leading to the rear patio and garden.

Found just off the kitchen is a well placed utility area benefitting from space and plumbing for an automatic washing machine and chest freezer along with a Grohe filtered and chilled/sparkling water tap. Opposite the utility room is a useful downstairs wet room comprising a low flush WC, walk-in shower along with a feature wash basin.

The large sitting room benefits from a huge amount of natural light coming from the double glazed sash window to the front elevation and Bi-fold patio doors opening out over the rear garden. A log burner acts as the perfect focal point for the room. A light and airy dining room with feature glass wall enjoys views of the garden completes the ground floor accommodation.

An extremely large, spacious Master bedroom can be found on the first floor, with dressing room and bespoke en-suite which includes a walk-in shower that sits within the bedroom itself. Lovely double glazed sash windows run along the front elevation offer great views across the open countryside.

Bedroom two is another well-proportioned double room with en-suite shower room and views over the rear garden. There are two further double bedrooms on the first floor, one with built-in wardrobes, one of which currently doubles as a study.

The first floor accommodation is completed by a stylish house bathroom with Oval freestanding bath, His & Her wash basins and a low flush WC. The bathroom is beautifully tiled throughout and benefits from underfloor heating.

The top floor of the property houses a landing that is currently used as a cosy third sitting room, as well as 2 further bedrooms with Velux windows.

To the outside, the property benefits from a double garage and driveway as well as a well presented front garden. To the rear is a fence lined mature south facing garden which is mainly laid to lawn with well stocked beds and decorative lighting system. A patio accessed via the Bi-fold doors from the Kitchen and Sitting Room completes the rear garden.

Local amenities in the village include a highly regarded County Primary School, along with entitlement Tadcaster Grammar School, Methodist and C of E Churches and The Roebuck and Shoulder of Mutton Inns. The nearest local post office and stores are situated in either Copmanthorpe or Bishopthorpe. There is also a tennis club in Appleton Roebuck and daily commuting is a comparatively straight forward and easy matter to a number of Yorkshire business centres via the A64 dual carriageway (which is approximately 3 miles away across open countryside) running from the east coast to the A1 motorway and beyond and off which runs the M1 link road.

Tenure: Freehold

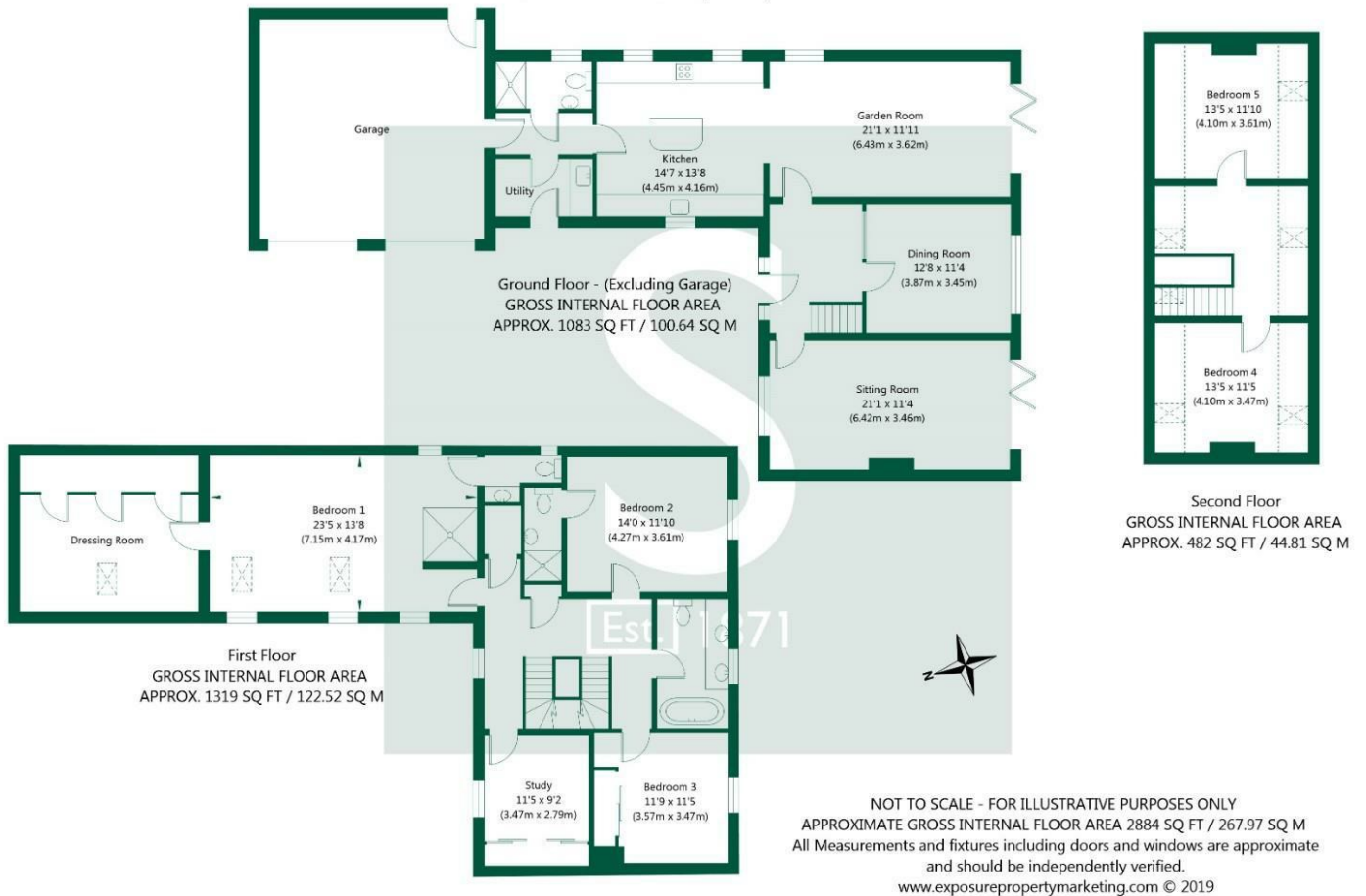
Services: Mains water, electricity and drainage, LPG, Solar Panels

EPC: 74 (C)

Council Tax: Selby District Council – Band G

Viewings: Strictly via the selling agent 01904 625533

# Ash Tree Gardens, York, YO23 7BR



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
 N Lawrence

