



HUDSON  
MOODY

3 Grayson Cottages Main Street, Appleton Roebuck, York YO23 7DN





A well presented VILLAGE HOUSE situated in centre of the pretty village of APPLETON ROEBUCK within easy reach of the A64, York and the motorway network.

A low maintenance forecourt, enclosed within railings, leads to the front entrance hall providing a staircase to the first floor and under stairs cupboard. To the side of the entrance hall is a good sized utility room and store room with door to the rear parking areas. The first floor landing gives access to a spacious open plan kitchen and living area. The kitchen is beautifully presented with a good range of cream fronted units incorporating an oven with electric hob and extractor hood over, integral dishwasher and tall fridge/freezer together with a good sized dining area leading into the cosy sitting room with French doors opening onto a Juliet balcony. Also off the landing is a good sized double bedroom and separate bathroom with white suite. A further staircase from the landing gives access to a further double bedroom and bathroom, both with dormer windows and a good sized walk in cupboard/dressing area.

An archway and shared driveway at the front of the property leads through to the private parking area.

Appleton Roebuck offers village amenities including a thriving tennis club, primary school and petrol station and is within easy reach of both Bishopthorpe and Copmanthorpe where there are excellent local pubs. The property is offered for sale with no onward chain.



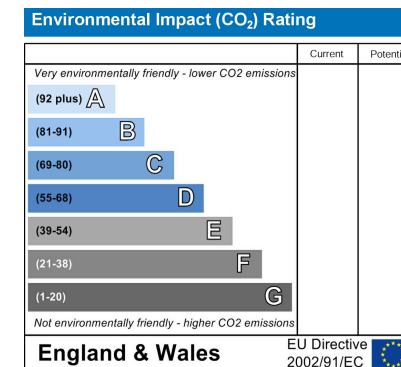
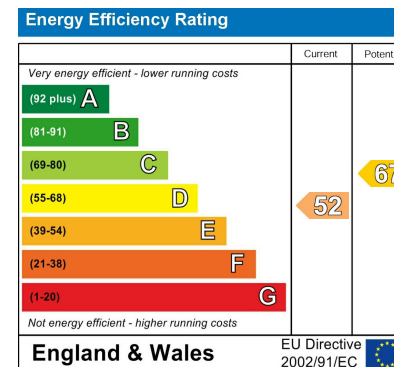
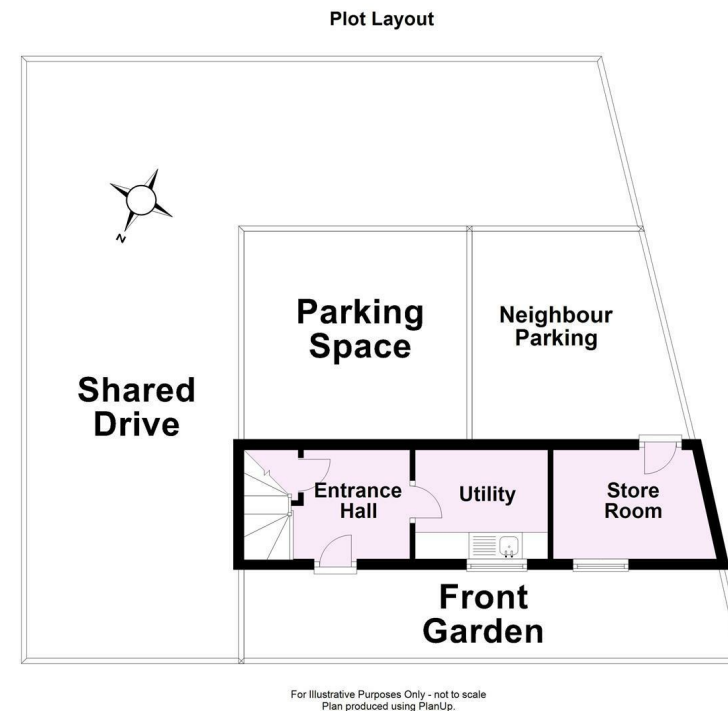
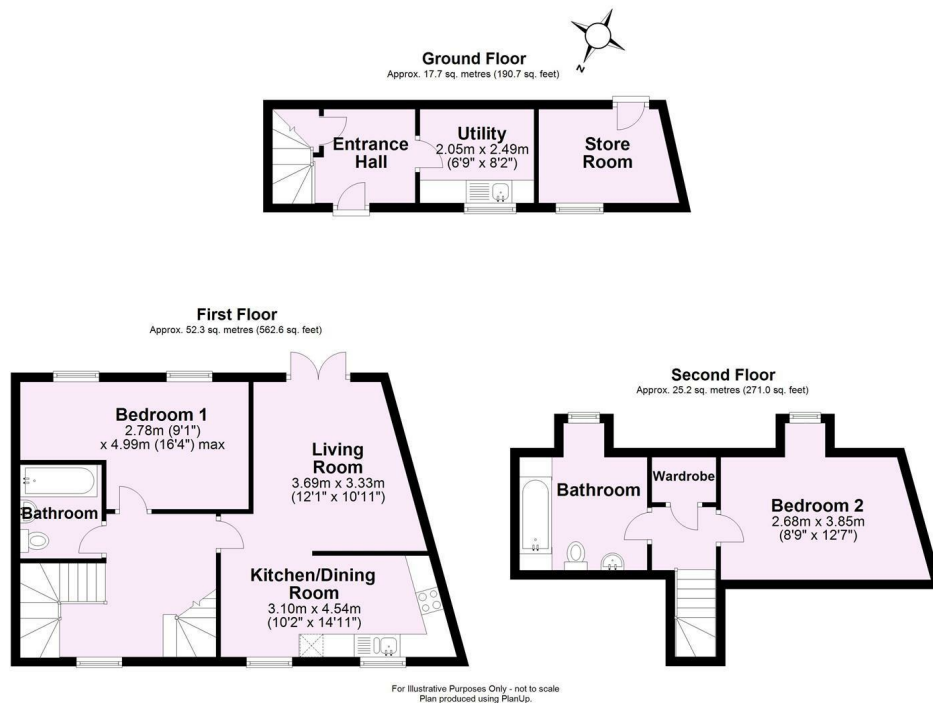


- Forecourted Village House
- Ground Floor Utility and Store
- First Floor Open Plan Living Area
- Beautifully Fitted Dining Kitchen
- Double Bedroom
- Bathroom
- Second Floor Master Suite
- Bathroom and Dressing Area
- Designated Parking Space
- Village Amenities

**Guide Price £228,000**

Tenure: Freehold





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#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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