



Ashtons

Lilac Avenue, Appleton Roebuck, York, YO23 7DH

Lilac Avenue
Appleton Roebuck, York
YO23 7DH

£220,000



Situated in this sought after and attractive village is this attractive stone, double fronted cottage. The property has been the subject of a scheme of modernisation and improvement and is presented in excellent order throughout.

The property has been extended over the rear yard at the rear, limiting the external space to a pathway but adding a large ground floor bathroom. There is also a dining Kitchen and sitting room on the ground floor and 2 double bedrooms and an ensuite WC & Sink.

This is a rare opportunity to acquire a most affordable cottage in one of York's most sought after villages and would make an interesting addition to anyone's investment portfolio.

Council Tax Band B

* Agents Notes: Ashtons declare a personal interest in the sale of this property *



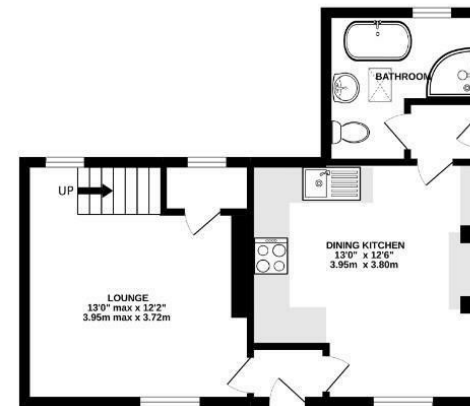


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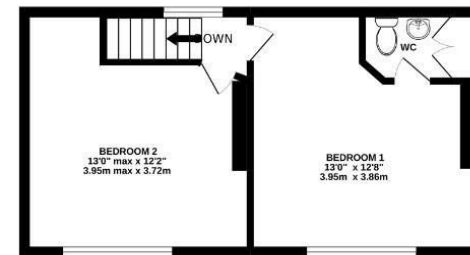
Freehold
Council Tax Band - B

- Entrance Hall
- Living Room
- Dining Kitchen with Log Burner
- Attractive Bathroom
- 2 Double Bedrooms
- Small Rear Yard

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA - 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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