

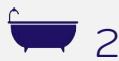


# Ash Tree Gardens

## Appleton Roebuck, York

### YO23 7BR

Offers Over £300,000



Ash Tree Gardens is an exclusive development on the edge of the village of Appleton Roebuck. Built in 2014 to a high standard by developers David Emmerson Ltd. The internal accommodation is spacious and light, spread over three floors, with underfloor heating zones fed by solar panels & an LPG fired central heating system.

To the front of the property lies the spacious kitchen, which provides plumbing for a slimline dishwasher, an undercounter fridge and an integral electric oven and hob with extractor above, whilst also benefitting from underfloor heating. The recently replaced LPG fired central heating boiler is also located in the kitchen. A breakfast bar offers a formal seating area and provides separation between the kitchen and living space. A utility room comes complete with a hand wash basin and provides opportunity for the addition of a downstairs WC as well as plumbing for a washing machine.

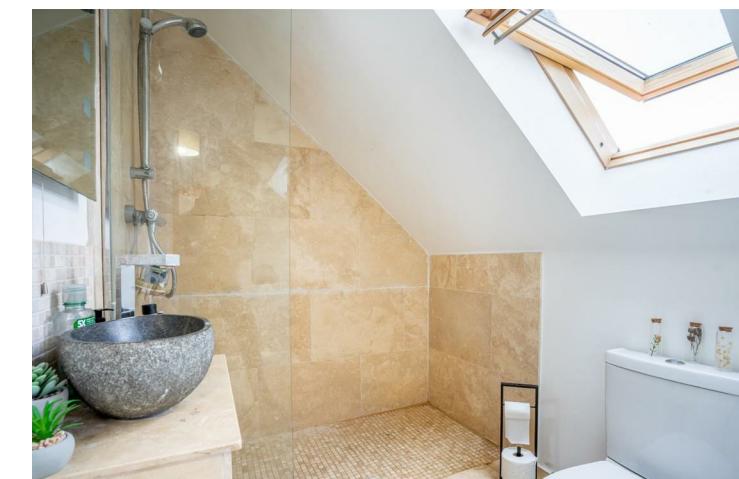
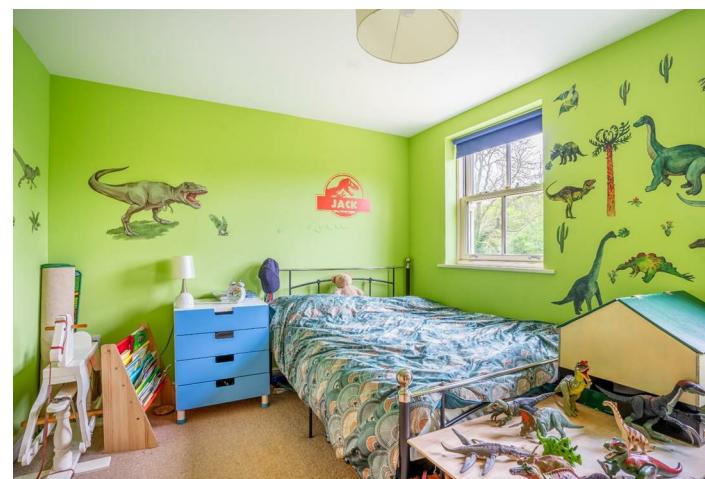
Continuing with the open plan ground floor, the property offers a spacious, L shaped sitting room with French doors leading onto the patio. The main focal point to the room is the chimney breast with a wood burning stove. The warm tones of the engineered oak flooring are in keeping with the oak internal doors throughout.

The first floor accommodation features two double bedrooms to the front and rear of the property. Between lies the bathroom which is well fitted with a three piece suite to include a bath with shower over & glass screen, circular hand wash basin and low level W/C.

On the second floor the main bedroom features Velux windows, wall lighting, and under eaves storage. An en-suite is fitted with a double walk-in shower with glass screen, a unique rock effect wash hand basin on a tiled vanity stand, and a low level W/C.

Externally, decking has been fitted to complete this private garden. With new fencing and the addition of a gate, it is a perfect space for a family to enjoy. Allocated parking and visitors spaces are also provided.

Council Tax Band- C



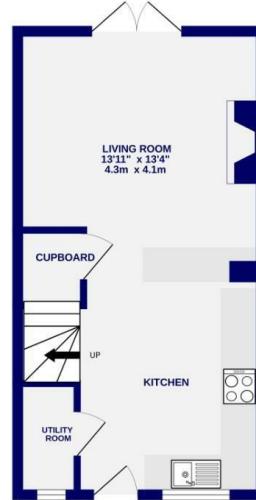


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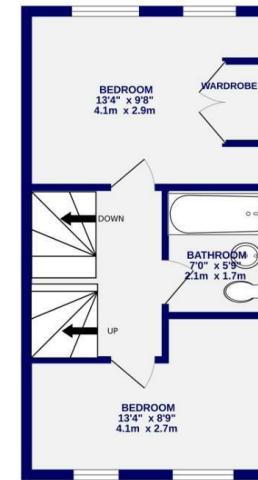
Freehold  
Council Tax Band - C

- Modern Three Storey Townhouse
- Quiet Village Location
- Three Bedrooms
- Two Bathrooms
- Wood Burning Stove
- Luxurious Underfloor Heating
- Allocated Parking Space
- EPC - C

GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/stores will form part of the overall floor area 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.  
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