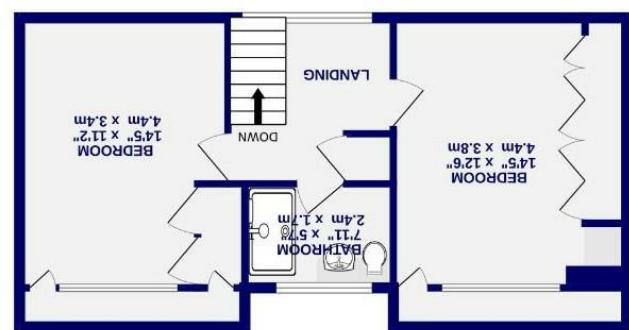
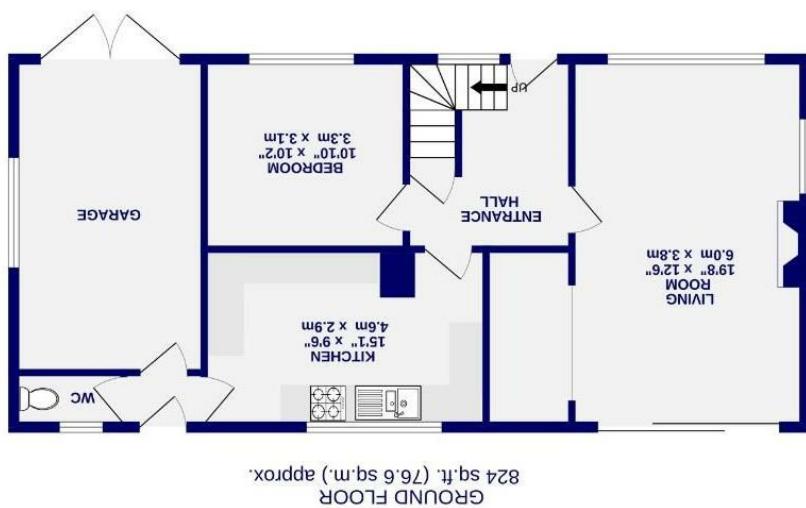


- Detached Dormer Bungalow
- Two / Three Bedrooms
- Modern Shower Room
- Private West Facing Garden
- Garage & Driveway
- Popular Residential Setting
- No Onward Chain
- EPC C

## Freehold Council Tax Band - E

# MEADLANDS APPLETREE VILLAGE, Y631 OPB



Meadlands  
Appletree Village, York  
YO31 0PB

£450,000

 3  1

Nestled in the desirable residential setting of Apple Tree Village, just beyond Osbaldwick, this spacious three-bedroom detached dormer bungalow enjoys a prime position with exceptional privacy to the rear. Having been a cherished home for many years, it is now offered to the market with no onward chain, presenting an exciting opportunity for modernisation and potential extension (subject to the necessary planning permissions).

Immaculately maintained throughout, the property opens into a generous entrance hall featuring beautiful original wooden flooring. To the left, the expansive reception room benefits from dual-aspect windows, allowing natural light to flood the space. Throughout the home, bespoke woodwork – including elegant ceiling cornices, skirting boards, handcrafted doors, and a stunning staircase banister – adds charm and character.

Adjacent to the living room, the well-appointed kitchen offers an array of wall and base units, providing ample storage alongside generous worktop space. Integrated appliances enhance functionality, making it a practical and inviting space. Beyond the kitchen, a convenient ground-floor WC and direct access to the integral garage add further practicality. Completing the ground floor is a versatile second reception room, which could also serve as an additional bedroom if needed.

Upstairs, two spacious double bedrooms enjoy picturesque views over a local playing field and a charming wild garden. The master bedroom benefits from built-in wardrobes and fitted cupboards, providing excellent storage solutions. A recently upgraded modern three-piece bathroom with a walk-in shower completes the internal accommodation.

Set on a generous plot, the property boasts a sweeping driveway and a well-maintained front garden. To the rear, the beautifully landscaped west-facing garden offers ultimate privacy, featuring a variety of established plants and flowers, along with well-kept lawn and patio areas – perfect for outdoor relaxation.

