



## Westfield Drive, Appleton Roebuck, York, YO23 7EG

- Beautifully Presented
- Sun Room
- Off Street Parking
- No Onward Chain
- Sought After Village
- Council Tax Band D

£325,000

**HUNTERS®**

HERE TO GET *you* THERE

# Westfield Drive, Appleton Roebuck, York, YO23 7EG

## DESCRIPTION

A beautifully presented, 3 bedroom home in the highly sought-after village of Appleton Roebuck.

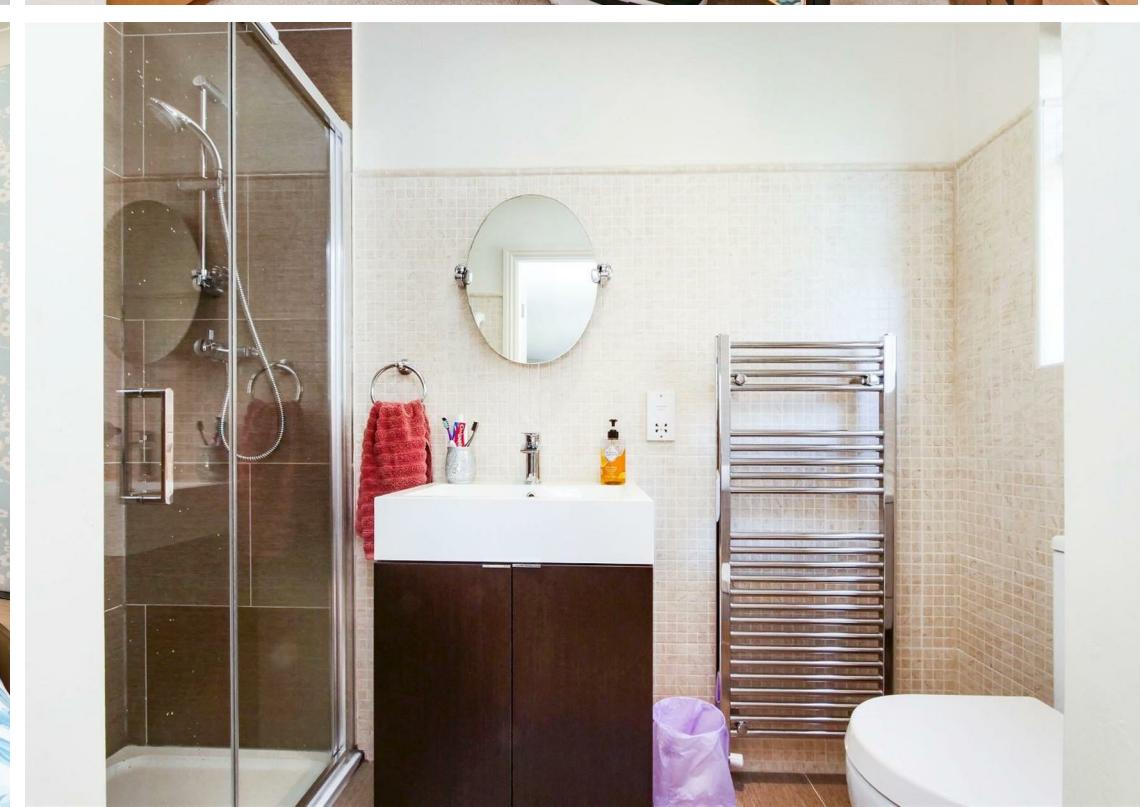
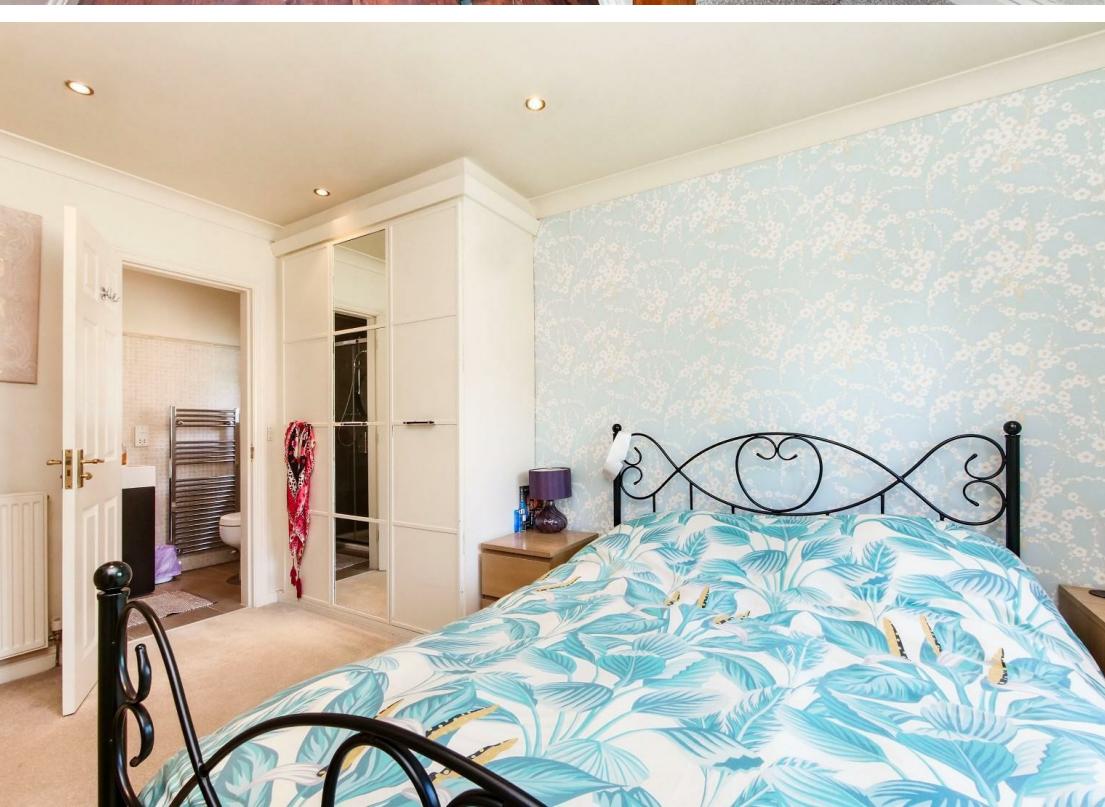
Upon entering the property there is an entrance hall with ground floor W.C, stairs to first floor and understairs storage cupboard.

The modern kitchen is found to the front of the property and has a range of base and wall units with integrated appliances, there is also room for a table and chairs.

There is a spacious lounge to the rear of the property which leads though to a sun room with patio doors to the rear garden.

To the first floor there are three bedrooms, the main of which has an ensuite shower room. The family bathroom completes the internal accommodation and has a sink, W.C and bath with shower attachment. Externally the property has a driveway providing off street parking, to the rear is an enclosed rear garden with gated access.







Total floor area 104.4 sq.m. (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.