



Westfield Drive, Appleton Roebuck, York

£325,000

Stephensons
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Westfield Drive,
York YO23 7EG

Est. 1871

£325,000

A lovely modern cottage within this picturesque village, south west of York, providing quick and easy access to York and Leeds and benefitting from no forward chain.

Located within the most sought-after location of Appleton Roebuck, this thoughtfully extended, three-bedroomed, semi-detached modern cottage located within this quiet backwater position, within the heart of the village.

The village of Appleton Roebuck provides a range of amenities including a highly regarded local primary school with entitlement to the popular Tadcaster Grammar Secondary School along with two public houses, and convenience stores found locally within the nearby villages of Copmanthorpe and Bishopthorpe.

Sure to appeal to a range of purchasers including young and mature professionals, small families, as well as those looking to downsize to more manageable accommodation. The property has been immaculately maintained and upgraded and is entered via a uPVC double glazed door to the front elevation which in turn opens into a spacious hallway with a turn staircase leading to the first floor accommodation, along with a ground WC and useful understairs storage cupboard.

Found just off the kitchen and overlooking the driveway is a stylish dining kitchen which comprises a range of modern grey, high gloss wall and base fitted units to three sides with fitted Quartz effect preparation surfaces over and a stainless-steel sink unit with mixer tap over. Fitted Bosch appliances include an oven/grill and ceramic hob with



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: TBC
Council Tax: D - Selby
Current Planning Permission: No current planning permissions.

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an extractor hood over with a built in Bosch dishwasher, along with a tumble dryer and automatic washing machine. To the front of the kitchen is an ideal dining area with views to the front via a uPVC double glazed window with tiled flooring.

To the rear of the ground floor is a large sitting room which thereafter extends to a garden room with vaulted ceiling and Velux rooflights with uPVC French doors opening onto a rear enclosed garden.

To the first floor, a central landing leads into three well proportioned bedrooms with the master bedroom providing views to the rear via a uPVC double glazed window and enjoying a range of built in storage along with an en-suite which has been recently modernised and benefits from a walk in shower cubicle with mains shower over, low flush WC and a hand wash basin set upon a vanity unit. The room benefits from tiled walls, uPVC double glazed semi-opaque window to the side elevation and recess spotlights to the ceiling.

The two further bedrooms provide ideal family accommodation, of particular note is bedroom two which again provides a range of built in bedroom furniture with both bedrooms being served by a house bathroom which comprises a paneled bath with handheld shower over, low flush WC, along with a pedestal hand wash basin, part tiled walls with decorative border, stainless steel heated towel rail, uPVC double glazed semi-opaque window to the rear elevation and recess spotlights to the ceiling.

To the outside, the property within this prestigious development with a block paved private driveway leading to the property.

The home enjoys paved off street parking to the front elevation with a path leading to the front door and to the rear is a well maintained, enclosed landscaped garden with fenced boundaries, boasting an area with artificial lawn and a paved patio with planted surrounding borders.

Partners:

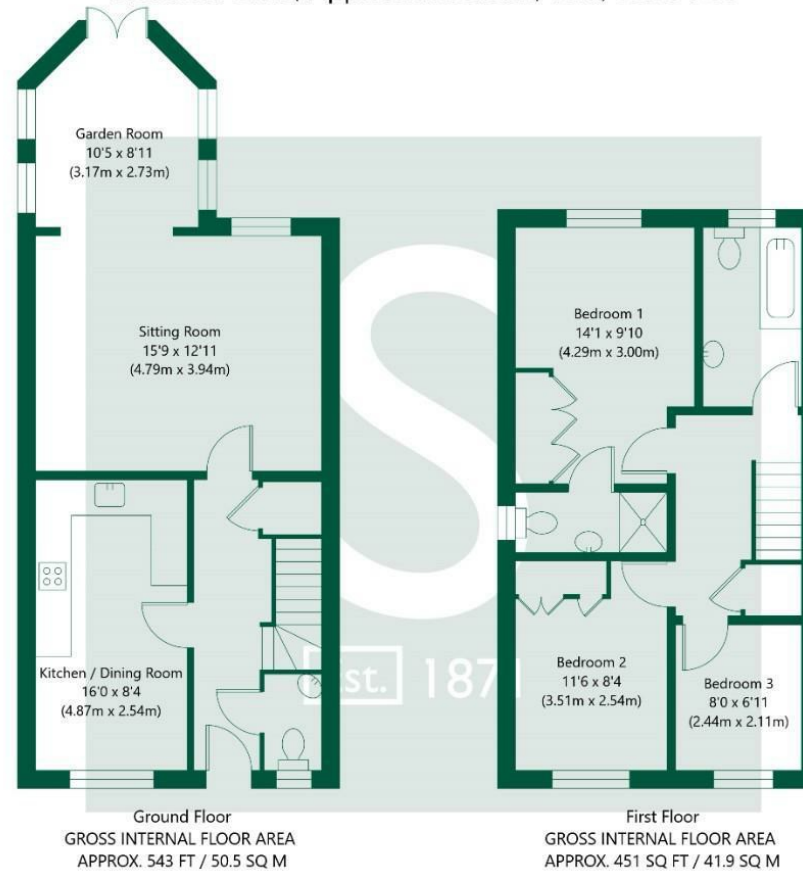
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 994 SQ FT / 92.3 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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