

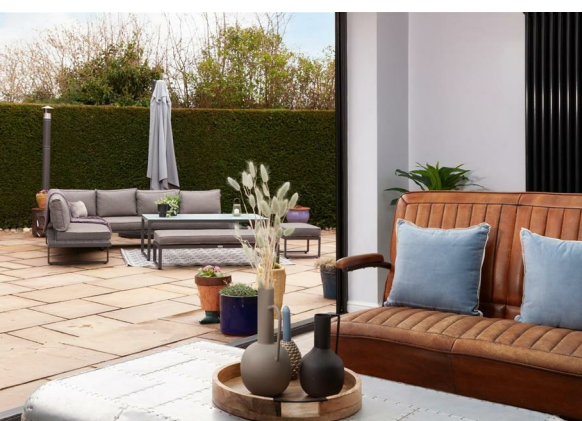


## Roecliffe Guide Price £675,000

A simply stunning 4 bedroom detached property standing within a .25 of an acre plot, discretely positioned off Roecliffe's picturesque village green and featuring a breathtakingly beautiful interior complemented by generous parking and landscaped gardens.

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## Inside

Extended, refurbished and restyled by the current owners to an astonishing standard, this outstanding village home features a 26'11" (8.20m) long living room with wood burning stove and village green glimpses, delightful snug/study with rear garden views, and a stunning dining kitchen and living area with an expansive roof lantern, bi-folding doors out into the rear garden and an exceptional kitchen that includes a quartz topped central island, generous worktop space and a range of integrated Bosch appliances (induction hob with downdraft cooker hood, eye-level oven, grill, microwave and warming drawer, dishwasher, fridge and freezer) complemented by a stylish utility room leading off.

A 29' (8.84m) long inner hall with 2 storage cupboards leads off into 4 double bedrooms (3 with village green glimpses) and a luxurious 16'6" (5.03m) long bathroom featuring a larger than average walk-in shower and a contemporary freestanding bath tub.

Other internal features of note include gas fired central heating with period style radiators throughout, double glazing and a drop down ladder access off the inner hall up into loft storage space.

## Outside

A gated 50 yard (45.72m) long driveway provides extensive parking and access into a former 24'2" (7.37m) long brick built garage which has been converted to provide a compact garage area and a generous storage room/workshop.

The front garden is mainly lawn and features a timber built summerhouse/gym. The delightful rear garden enjoys a high degree of privacy and has been superbly landscaped to feature a lawn, expansive paved seating area and a 2nd timber built summer house.

## Energy Efficiency

The property's current energy rating is 72 (C) and has the potential to be improved to an EPC rating of 80 (C).

## Services

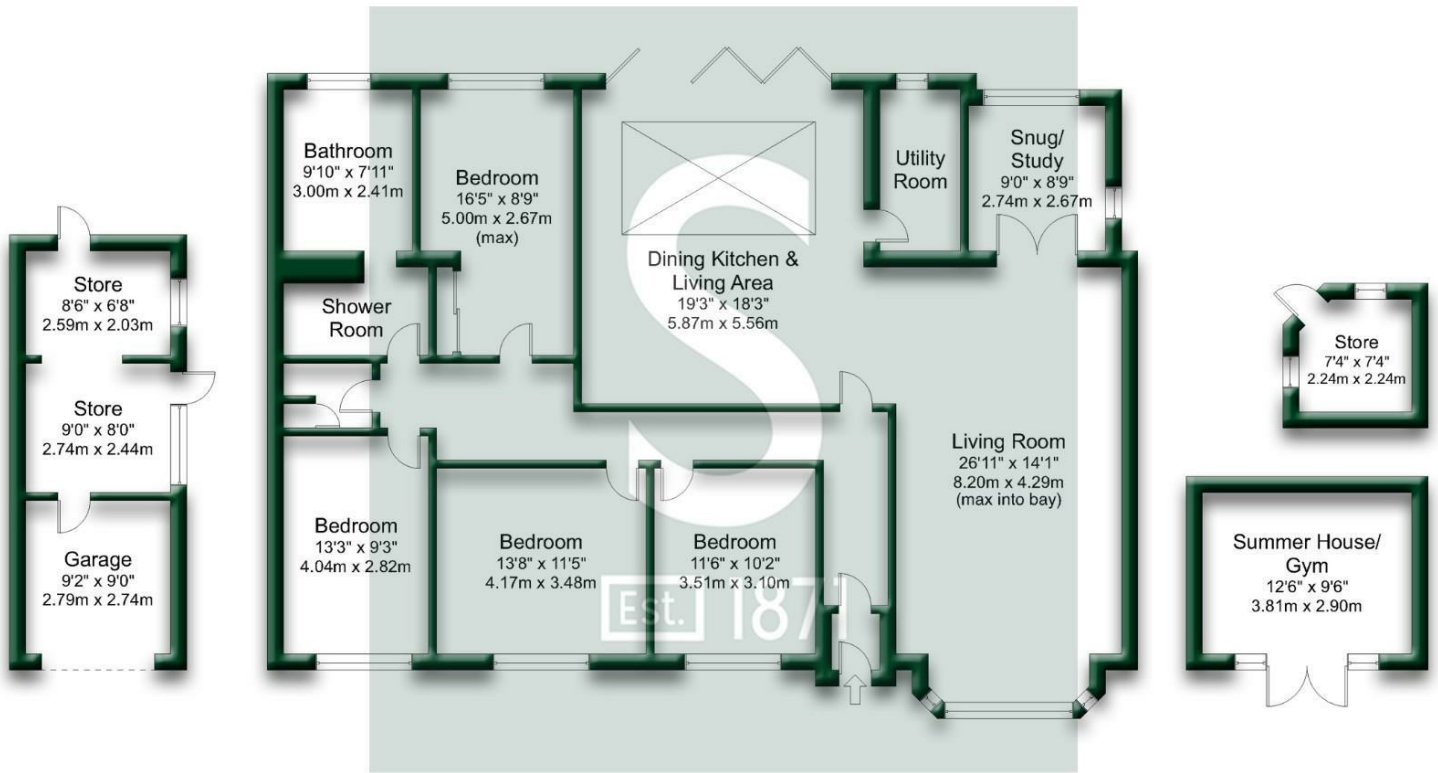
We have been informed by the Vendor that all mains services are connected to the property.

## Tenure

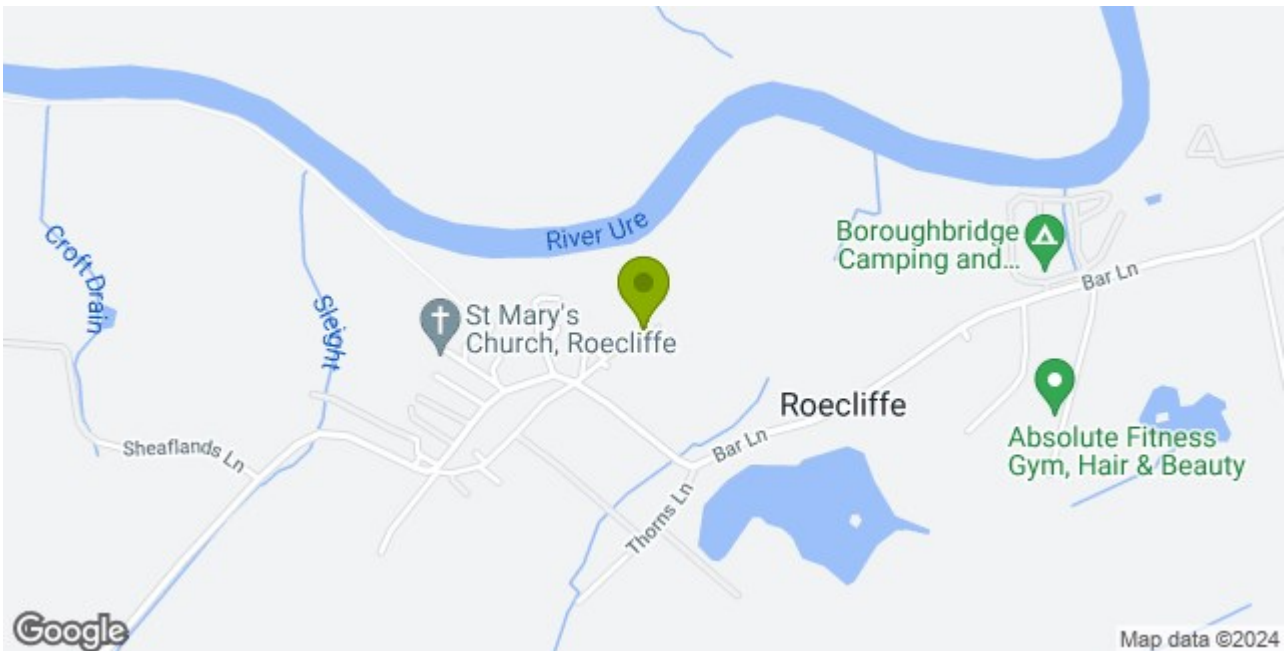
We have been informed by the Vendor that the property is freehold.

## Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is F. The property's postcode is YO51 9LY.



Gross internal floor area excluding Outbuildings (approx.): 170.2 sq m (1,832 sq ft)  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

