



**ROEBUCK BARRACKS, APPLETON ROEBUCKS, YO23 2TW**  
£499,999

**Carter Jonas**



# ROEBUCK BARRACKS, APPLETON ROEBUCKS

This striking three-bedroom modern home with a large separate garage, is set in its own substantial garden within an idyllic country setting.

Characterised by clean architectural lines, the interior design takes an exacting approach to light and space, with living space of approx. 1200 sq ft extending in a fluid, open-plan layout across a single storey.

The living space is open plan, showcasing a stunning kitchen/family room with eye catching full-height expanse of glass seamlessly connecting outdoors to in. The central island unit creates a natural yet sociable delineation of the space, ideal for entertaining or for family life to play out.

The kitchen, designed by Design House Interiors offers contemporary gloss units compliment by Silestone Quartz worktops, Seimens appliances and a Quooker tap.

The principal bedroom is situated at the rear of the property; this is a beautifully proportioned and quiet room with an ensuite bathroom and double glass doors to the garden. There are two further double bedrooms and a family bathroom offering both a bathtub and separate shower.

The property has underfloor heating throughout with each room having its own thermostat control. An Air Source Heat pump provides the hot water.

The garden and delightful views form an integral part of the overall experience of the house along with spacious patio accessed from kitchen's bifold doors providing an ideal place to eat and drink outside.

An exceptionally large garage of over 450 sq ft stands next to the property offering plenty of room for parking , storage and workspace.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** C

## A CONTEMPORARY SINGLE STOREY HOME IN A BEAUTIFUL, TRANQUIL RURAL SETTING.



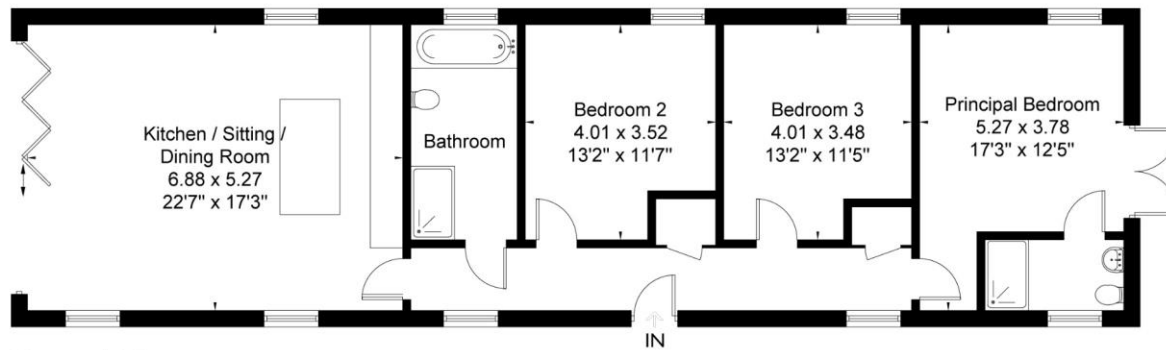
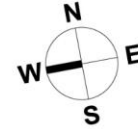




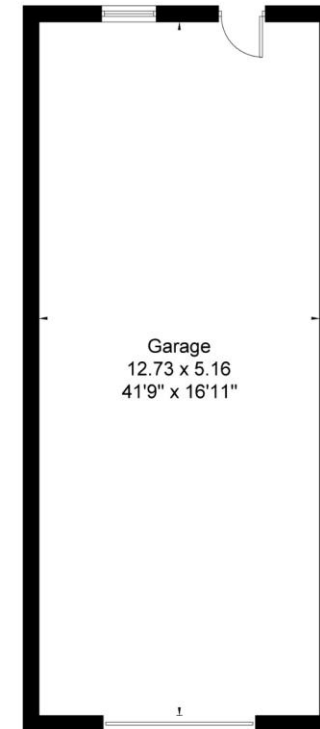
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Roebuck Barracks, Appleton Roebuck, YO23  
 Approximate Area = 1160 sq ft / 107.8 sq m  
 Garage = 707 sq ft / 65.7 sq m  
 Total = 1867 sq ft / 173.5 sq m  
 Including Limited Use Area (14 sq ft / 1.3 sq m)



Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 310860

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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