



1 The Paddock

Appleton Wiske, Northallerton, DL6 2BE

youngsRPS 

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Guide Price: £400,000

A spacious four bedroom detached home located within a popular residential street in the village of Appleton Wiske. benefitting from versatile accommodation and large rooms, this family home also has a large rear garden, single garage and off street parking.

- Spacious four bedroom home
- Master bedroom with walk-in wardrobe and ensuite
- Garage and off street parking
- Attractive south facing rear garden
- Solar panel energy

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Northallerton 01609 773004





This detached family home is located in an established residential area in the popular village of Appleton Wiske. A UPVC door allows access into a generous hallway with laminate flooring, downstairs WC, under stairs cupboard and stairs rising to the first floor. The dining room is located at the front of the property, accessed via the entrance hallway and also connected by folding doors to the living room which enjoys a log burning stove and patio doors overlooking the beautifully manicured rear garden.

The dining kitchen has dual aspect views and comprises oak wall and floor units, laminate worktops, breakfast bar, electric hob with extractor over and a stainless steel 1 1/2 bowl sink and drainer. There is an integrated double oven, freestanding fridge freezer and plumbing for a washing machine and dishwasher. The room offers plenty of space for a breakfast table and chairs and patio doors into the rear garden.

The first floor landing allows access to all upstairs rooms and boasts a large window to rear allowing light to flood in. A hatch with pull down ladder leads up to a part boarded loft space with light. All four bedrooms are spacious doubles with room for additional furniture. The generous master suite enjoys a large walk-in wardrobe and modern ensuite comprising a walk-in double shower enclosure, WC and wash hand basin with vanity unit below. The remaining bedrooms are serviced by the family bathroom including a mid-fill bath, corner shower cubicle, WC and wash hands basin with vanity unit below.

The landscaped rear garden is south facing, enclosed in timber fencing and has been beautifully maintained by the current owners. It is mainly laid to lawn with raised vegetable patch, mature borders, patio area and covered sun terrace. A timber gate to the side leads to the oil tank, log store and front of the property.

A rear extension off the garage leads into a useful utility room with wall and floor units, oil central heating boiler, sink and space for additional appliances. A further door accesses a garden room/home office with power, light and views over the garden. The front garden is mainly laid to lawn with flower borders, brick paved path to the front door and low brick walling. A wide paved driveway affords off street parking for several vehicles and leads to an attached single garage with electric power, light and electric vehicle charging point.

LOCATION Appleton Wiske is a popular village located approximately 9 miles from both the market town of Northallerton to the south & Darlington to the North, both of which have mainline train stations & are within easy access of the A1 & a19 trunk roads & plenty of shops & amenities. The village itself has a village inn, shop, primary school, church & regular bus service.

TENURE This property is FREEHOLD.

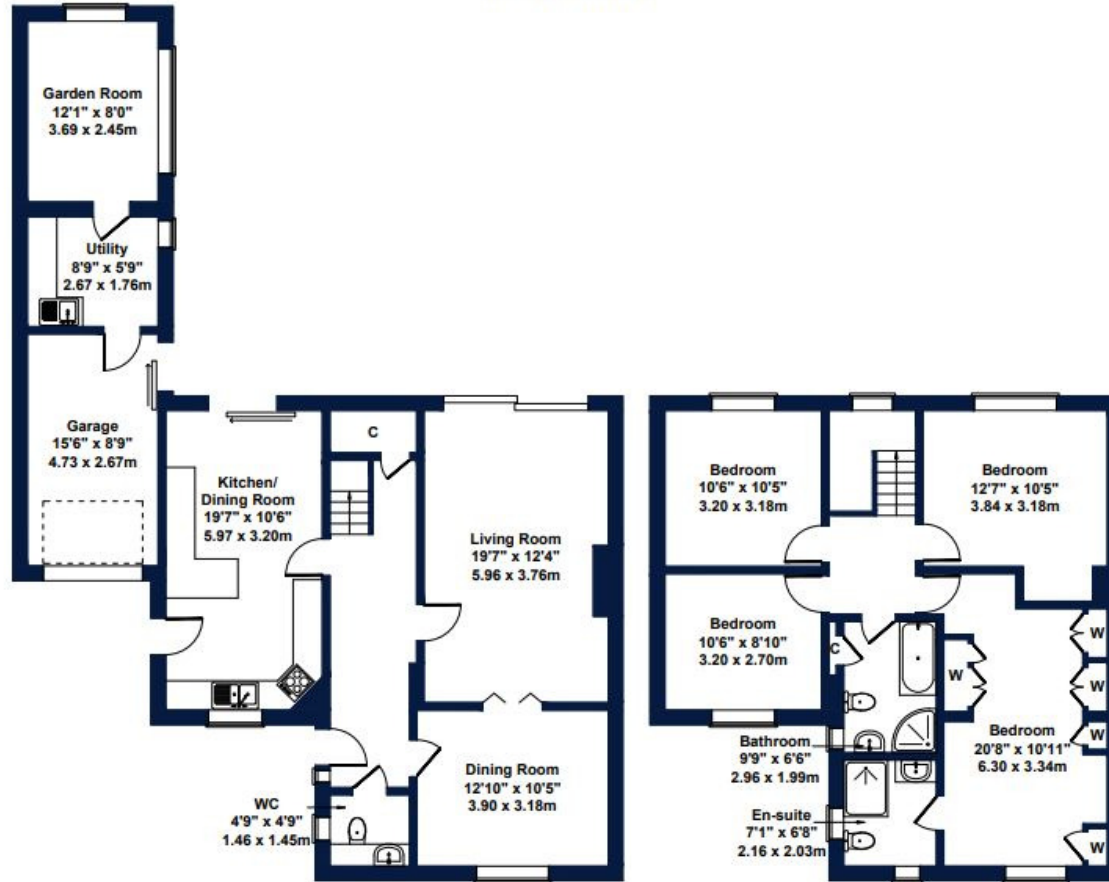
SERVICES Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. Solar panels to the roof which are owned outright by the current vendor and generate an income.

CHARGES Hambleton District Council Tax Band E.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.



1 The Paddock, Appleton Wiske, DL6 2BE
 Approximate Gross Internal Area
 1894 sq ft - 176 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedgfield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
 General: 01387 402277

dumfries@youngsrps.com