



Front Street

Appleton Wiske, Northallerton, DL6 2AA

youngsRPS 

**Rose Lea
Front Street
Appleton Wiske
Northallerton
DL6 2AA**

Offers Over: £250,000

A beautifully presented, characterful cottage located in the sought after village of Appleton Wiske. The property briefly comprises a living room, fabulous kitchen/dining room with integrated appliances, three bedrooms and family bathroom. Externally there is a lovely rear garden, single garage and off street parking.

- Characterful Cottage
- Three Bedrooms
- Fabulous Kitchen/Dining Room
- Attractive Rear Garden
- Single Garage and Off Street Parking

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Youngs - Northallerton 01609 773004





This characterful cottage has been tastefully updated in recent years and is located in the sought after village of Appleton Wiske. A composite front door leads into a spacious hallway with stairs rising to the first floor and under stairs cupboard. To the right is a cosy living room with bright bay window to the front, feature fireplace, stove, and slate hearth. to the rear of the property is a fabulous open plan kitchen/dining room comprising oak wall and floor units, laminate worktops and a one and a half bowl sink and drainer. Integrated appliances include electric oven, electric hob with extractor over, fridge, freezer, washing machine and dishwasher. There is a sociable breakfast, bar and plenty of space for a dining table and chairs. A door leads out to a covered porch with steps up to the rear garden.

The landing provides access to all upstairs rooms, a storage cupboard and also the part boarded loft space with pulldown ladder and light. There are two double bedrooms, one with a bank of fitted wardrobes. The third bedroom is a single with further fitted wardrobe space. The neutral family bathroom comprises a mid-fill bath with shower with shower over, WC and wash hand basin with vanity unit below.

The south facing rear garden is laid mainly to lawn, enclosed in timber fencing, with Indian stone paving and path. Oil central heating has been installed in recent years and the boiler and tank can be found in the garden. A timber gate leads to a single garage



with up and over door, electric power, and light. There is off-street parking for two vehicles accessed via a shared lane from Hunters Ride.

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.

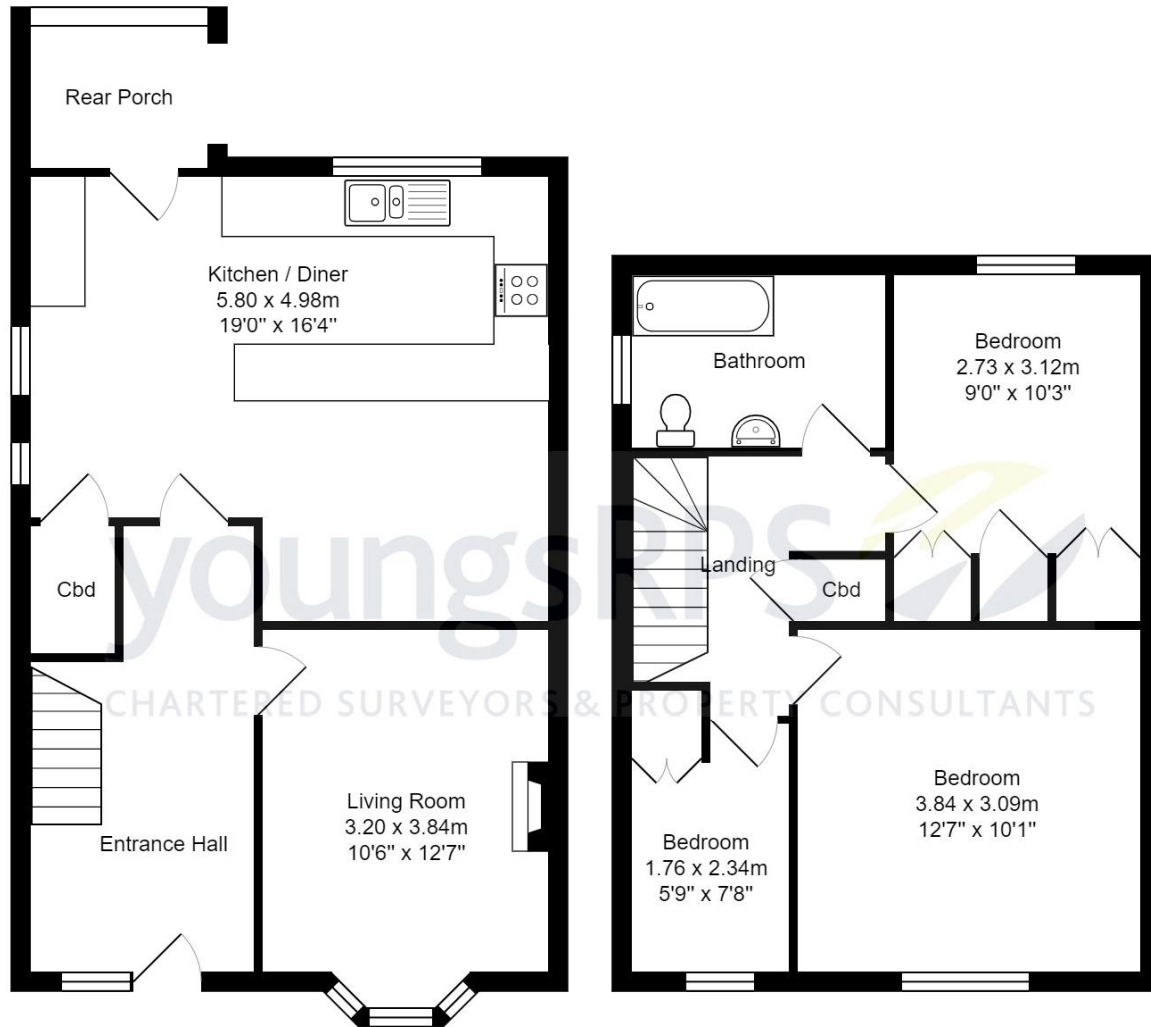
CHARGES North Yorkshire Council Tax Band C.

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



AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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