



**Woodsend**

Newby Wiske, Northallerton, DL7 9EX

youngsRPS 

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Newby Wiske  
Northallerton  
DL7 9EX**

**Offers In Region Of:  
£525,000**

A fantastic opportunity to purchase a spacious three bedroom bungalow in the popular village of Newby Wiske. The property sits in a generous plot of almost an acre and boasts attractive gardens with views to the River Wiske and beyond. Accommodation comprises breakfast kitchen, 3 reception rooms, 3 bedrooms and house bathroom. There is a long driveway and double garage. Viewings recommended.

- Spacious Detached Bungalow
- 3 Bedrooms
- Approx 1 acre plot
- Views of the River Wiske and beyond
- Large gated driveway and double garage

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**Northallerton 01609 773004**





The property briefly comprises a spacious detached bungalow with three good sized double bedrooms, family bathroom, breakfast kitchen and spacious reception rooms. Internally, the property has been very well maintained and is in excellent condition throughout. The property is accessed via an enclosed porch into a spacious hallway with two large cloaks cupboards. To the right is a door into an open plan living/dining room with feature fireplace, multi fuel stove and two large windows to the front allowing light to flood in. An opening leads into the dining room with French doors into the generously proportioned conservatory which enjoys views to the attractive rear garden and fields beyond. The kitchen is located at the rear of the property and comprises oak wall and floor units, laminate worktops, 1 1/2 bowl sink and drainer, double oven, electric hob with extractor over and integrated fridge, freezer and dishwasher. There is space for a breakfast table and chairs. A door leads into a rear hallway with exit door to the garden and access to an additional WC. Additionally, there is a utility room, accessed via an external door which houses the oil central heating boiler. The property has potential to increase the number of reception rooms or bedrooms either through an extension or loft conversion, subject to gaining the relevant planning permissions. An application is currently submitted to build a 2 bedroom annexe to be erected in the rear garden. Please see planning reference PP-12972601v1.

Externally, the property is set in just under 1 acre plot which comprises a manicured front garden with mature shrubs, plants and flower borders. A gate to side allows access to the rear garden which is equally as beautifully maintained, enjoying mature boundaries, two patio areas, workshop, greenhouse, vegetable plot and a timber garden shed. The majority of the garden is laid to lawn allowing a flexible space which could be sectioned off to keep chickens etc. The gardens are enclosed in timber fencing and hedge boundary which ends at the River Wiske and enjoys views to the fields beyond. The property benefits from a long gated driveway to the front with ample off street parking and leads to a detached double garage with electric doors, power and light.

**LOCATION** Located on the heart of the village of Newby Wiske which stands on the banks of the River Wiske, five miles South of Northallerton which has a mainline railway station. This picturesque village still retains a small Methodist chapel, village hall and Inn. The highly sought after primary school in South Otterington is located just half a mile away.

**TENURE** Freehold.

**CHARGES** North Yorkshire Council Tax Band E.



**SERVICES** Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

**VIEWINGS** Viewings are strictly by appointment.

**AGENT'S NOTES** An application has been submitted to build a 2 bedroom annexe in the rear garden. Please see planning application PP-12972601v1 for reference. We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home

AWAITING EPC GRAPH

AWAITING FLOORPLAN

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