



The Shieling

Newby Wiske, Northallerton, DL7 9EX

youngsRPS 

The Shieling Newby Wiske Northallerton DL7 9EX

Guide Price: £400,000

A detached 3 bedroom bungalow located in the sought after village of Newby Wiske. This well-proportioned bungalow is situated in a generous plot of a fifth of an acre and would benefit from some modernisation. The property comprises entrance hallway, living room, kitchen, utility room, three bedrooms, bathroom and additional WC. Externally there is a double garage and driveway.

- Spacious Detached Bungalow
- 3 Bedrooms
- Approx. 0.20 acre plot
- Scope for extension and modernisation
- Detached Double Garage

youngsRPS 

Northallerton 01609 773004





This detached bungalow offers fantastic potential to modernise and extend, subject to planning permission. The property is accessed via an enclosed entrance porch into a spacious hallway with loft access. To the right is a spacious living room with dual aspect including French doors to the rear garden. There is a multi-fuel log burner stove and a carpeted flooring. The kitchen is located at the rear of the property with window overlooking the beautiful gardens. The room would benefit from modernisation but currently comprises wall and floor units, laminate worktops, stainless steel sink and drainer. There is space for a free-standing electric cooker and plumbing for a dishwasher. A door leads from the kitchen into a utility room with door to the rear, storage cupboards, oil central heating boiler and plumbing for a washing machine.

The bungalow has three well-proportioned double bedrooms, one of which could be used as a dining room, if preferred. The family bathroom comprises a bath with shower over, WC and wash hand basin with vanity unit below. There is also a second WC which has been updated in recent years.

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. Externally, the property is set in approx. 0.20 acre plot which comprises a manicured front garden with mature shrubs, plants

and lower borders. A shared driveway down the side of the property allows access to a large patio area/driveway and leads to the detached double garage with electric power and light. There is a greenhouse and detached brick-built outbuilding providing further external storage. The private rear garden is enclosed in timber fencing and laid mainly to lawn with mature trees and shrubs.

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 D.

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. Please contact

the agent on 01609 773004.

AGENT'S NOTES There is scope to extend the property, subject to required planning consent. The property is accessed via a shared driveway for which The Shieling has no responsibility of maintenance.

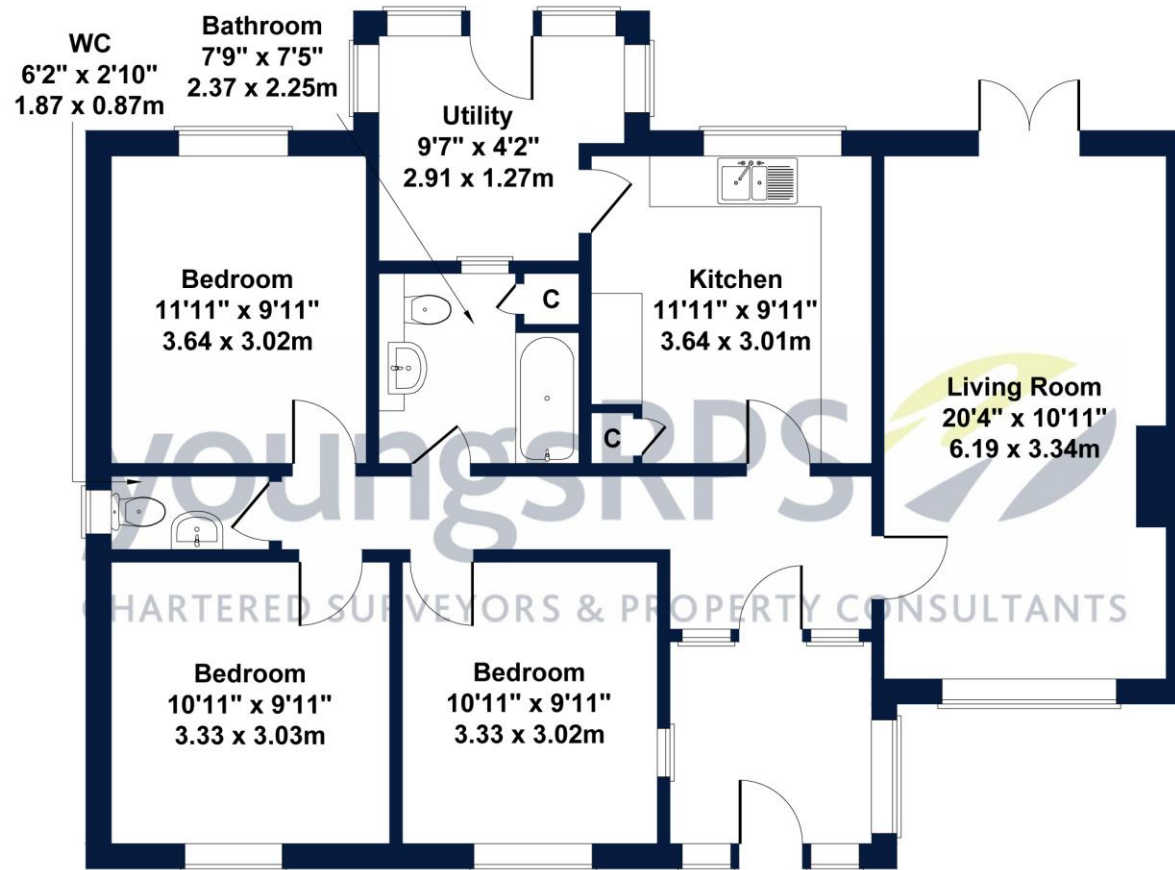
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Approximate Gross Internal Area

1066 sq ft - 99 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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