



**Mayfield, Appleton-Le-Moors,
North Yorkshire, YO62 6TF
Guide price £550,000**

Mayfield is a charming, detached village house with a large lawned south facing gardens extending to approximately quarter of an acre, detached double garage with workshop located in this popular National Park village.

The accommodation comprises; entrance porch, sitting room with open fire, formal dining room, country style kitchen, rear hall and newly refurbished wet room. To the first floor are three double bedrooms, large house bathroom with a separate w/c. Externally there is a detached double garage/workshop, parking and largely lawned gardens with mature shrubs, trees and flowers.

Appleton-le-Moors is a tranquil village set within the North York Moors National Park. There is a friendly and active community with a popular public house, village hall and church. Kirkbymoorside (about three and a half miles), provides a good range of shops, a weekly market, cafes, public houses, primary school (Academy), a doctors surgery, cricket, bowling squash clubs as well as an 18 hole golf course.

The historic market town of Pickering (about seven and a half miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. There are a few schools within the vicinity including St Joseph's Catholic Primary School (Academy), Pickering Community Infant and Junior School (Ofsted Good 2014/15), as well as Lady Lumley's School (Academy).

EPC RATING F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	37
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE HALLWAY

SITTING ROOM

11'1" x 23'8" (3.38 x 7.23)
Window to side aspect, double opening doors to stone flagged sitting area, stone built fireplace with mantle over and stone hearth open beamed ceiling, TV point, power points, radiators.

DINING ROOM

9'9" x 13'1" (2.99 x 4.01)
Window to front aspect with window sill, understairs storage cupboard, telephone point, power points, radiator.

KITCHEN

8'0" x 13'2" (2.46 x 4.03)
Window to front aspect, tiled floor, beam to ceiling, brick built fireplace with timber over mantel, range of wall and base units with worktops and tiled splashback, stainless steel sink unit with drainer and mixer taps, plumbing for washer, space for fridge/freezer, space for cooker with extractor over, power points, radiator.

REAR ENTRANCE

WET ROOM

6'10" x 8'5" (2.09 x 2.59)
Installed in 2023 Velux roof light, access to loft space, fully tiled wet room with power shower, wash hand basin and low flush w.c, spot lights to ceiling and chrome towel rail/radiator.
Access to boiler cupboard (installed 2023) containing oil fired central heating boiler.

FIRST FLOOR LANDING

Windows to rear aspect, power points

BEDROOM ONE

11'11" x 13'2" (3.64 x 4.03)
Window to front and side aspect, power points, radiator.

BEDROOM TWO

14'11" x 10'0" (4.56 x 3.05)
Window to side aspect, power points, radiator.

BEDROOM THREE

11'5" x 9'11" (3.48 x 3.03)
Window to front aspect, storage cupboard, power points, radiator.

BATHROOM

Window to front aspect, wooden flooring, Claw foot bath tub with mixer taps, corner shower cubicle with shower unit, hand wash basin with pedestal, radiator and access to loft.

CLOAKROOM

Window to rear aspect, part tiled walls with low flush w.c, hand wash basin, radiator.

GARDENS

The property is accessed via a five barred gate that leads to a gravelled driveway which provides a good turning and parking area with a detached double garage/workshop. There is a pathway that leads to the rear where there is a beautifully enclosed garden adjoining an orchard with superb open views in a southerly direction. This garden has been immaculately maintained to include central lawn, colourful beds and borders with a variety of shrubs, bushes and plants, pathways, gravelled areas and flagged terrace immediate to the house plus separate large garden shed. As well as the far reaching view the garden enjoys a good deal of seclusion and the house has a sunny south facing rear elevation.

DOUBLE GARAGE/WORKSHOP

17'6" x 15'10" (5.34 x 4.85)
Electric roller door, power and lighting

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX BAND F

ADDITIONAL NOTES

Re-roofed 2 years ago and external pipes replaced.

