



Apple House, 95 High Street, Gilling West

Offers in the Region of £450,000

Conveniently positioned in the popular and desirable village of Gilling West, Apple House is a beautifully presented and well proportioned mid terraced character Cottage which benefits from gardens to the front and rear and off road driveway parking. To the ground floor is a living room with a log burning stove, an open plan dining kitchen, a utility room, a cloakroom and a fantastic garden room, whilst to the first floor are three double bedrooms, one with ensuite facilities and a family bathroom. To the rear is a lovely low maintenance garden which is surrounded by mature shrubbery and enjoys views over the cricket pitch, whilst to the front is a paved garden and off road driveway parking. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Porch:

Accessed via a composite front door, the porch has upvc double glazed windows to the front and side, a cupboard and a second timber glazed door into the hallway.

Hallway:

The welcoming hallway has flagged flooring which continues throughout the ground floor, a window to the front of the property, a radiator, an understairs cupboard, stairs to the first floor and a glazed door into the kitchen.

Living Room:

A lovely space for relaxing with a window overlooking The Green, beamed ceilings, wall lighting, a radiator and recessed shelving, the focal point of the living room is the fireplace housing the log burning stove.



Dining Kitchen:

Comprising a range of quality wall and base units with complimenting countertops, tiled splash backs and an island with lighting over providing space for more informal everyday dining. Integrated is a composite double sink with drainer, a fridge freezer, a Neff double oven, an electric hob with an extractor over and plumbing for a freestanding dishwasher.



The kitchen is open plan and provides space for a family dining table, perfect for more formal occasional dining. There is underfloor heating throughout the kitchen, dining room and garden room.



Garden Room:

Providing fantastic additional living space, perfect for enjoying views of the garden and beyond, the garden room is fully upvc double glazed and has wall lighting and patio doors to the rear garden.



Utility:

With additional wall and base units under countertops, a stainless steel bowl sink, plumbing for a washing machine and a window to the rear of the property.

Cloakroom:

With a sink, a wc, a heated towel rail and an extractor fan.

First Floor Landing:

With loft access, including a drop down ladder.

Bedroom 1:

A double bedroom with built in wardrobes, a radiator and two windows overlooking the front of the property.

**Bedroom 2:**

A second double bedroom with built in wardrobes, a window to the rear of the property providing views of the cricket pitch and beyond and a radiator.

**Ensuite:**

With a pedestal sink, a wc and an extractor fan.

Bedroom 3:

A double bedroom which is currently used as a study, there is a window to the front of the property and a radiator.

**Bathroom:**

Comprising a cubicle with a Mira electric shower, a pedestal sink, a wc, a window to the rear of the property, a heated towel rail and built in storage.

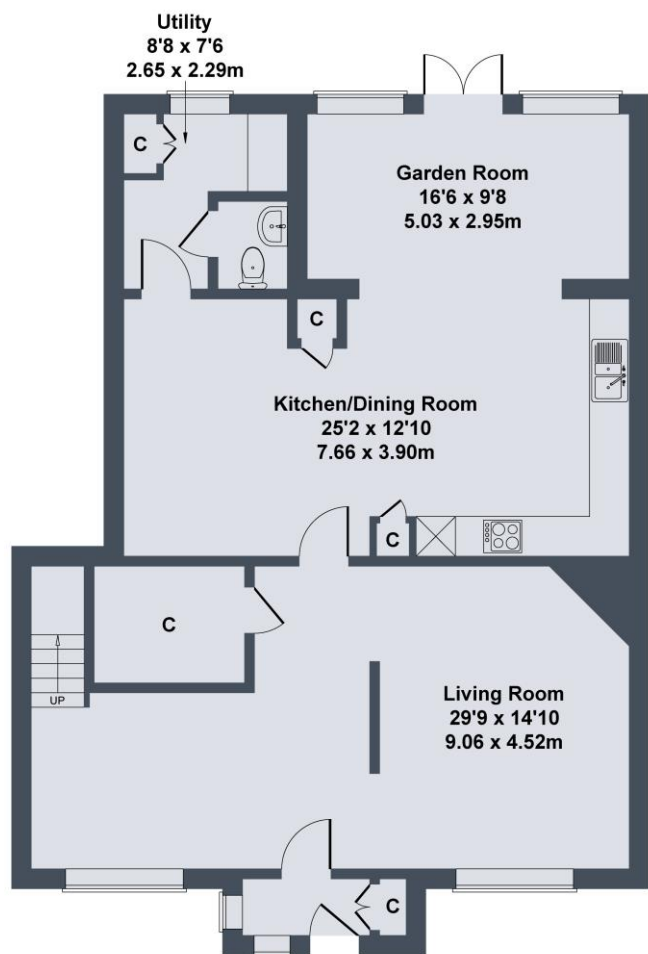
**External:**

To the front of the property is a low maintenance paved garden and off road driveway parking for two cars. Whilst to the rear is a beautiful paved patio garden with an Apple Tree and other mature shrubbery, a shed, a water tap and an open aspect overlooking the Cricket pitch.

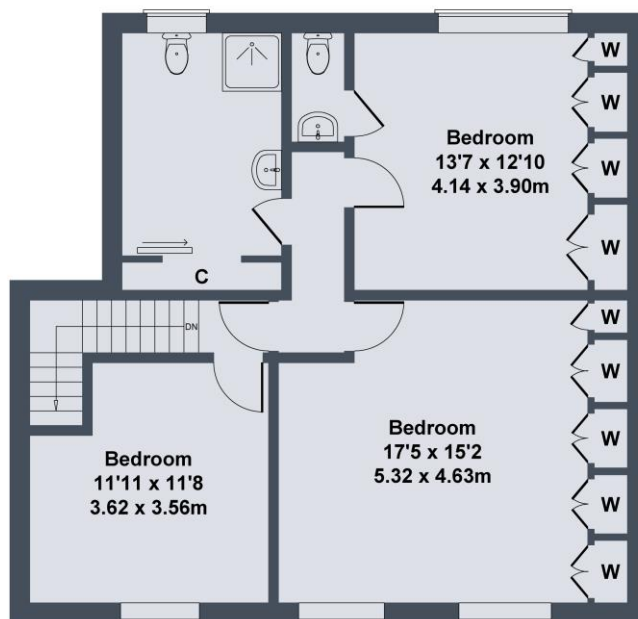
**Additional Information:**

The Postcode is DL10 5JW, the Council Tax Band is E. The heating system is electric.

Apple House, 95 High Street, Gilling West, DL10 5JW



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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