



**** DESIRABLE VILLAGE LOCATION **** ***** ANTICIPATE DEMAND TO BE HIGH ****
**** SPACIOUS THREE BEDROOM FAMILY HOME **** WOODEN DOUBLE GLAZING ****
**** OPEN PLAN KITCHEN/DINER **** CAR PORT AND GARAGE WITH ELECTRIC DOOR ****

Early viewing is highly recommended to avoid disappointment but, also to appreciate what this home has to offer. It is beautifully presented throughout, is in excellent decorative order with quality kitchen and bathroom facilities with an en-suite to the second bedroom. It benefits from some cottage style features including open beams and some sash windows.

Superbly position in the desirable village of Appleton Wiske which lies between Darlington and Northallerton. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended rear garden.

GROUND FLOOR

Entrance hall, ground floor cloaks/w.c. principal reception room overlooking the front with a feature fireplace and useful under stairs storage cupboard. An open plan kitchen/diner to maximise on family time with a beautifully appointed quality kitchen with a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, cooker hood and electric oven. There is also ample space for a table and chairs.

FIRST FLOOR

With a cupboard housing the hot water cylinder and hatch allowing laddered access to the partly boarded loft. There are three beautifully presented bedrooms, the master with two Velux windows flooding the room with natural light and feature beams. The second bedroom enjoys en-suite showering facilities with a shower cubicle, wash hand basin and w.c. The third bedroom also has two Velux windows and useful fitted wardrobes. To complete the first floor accommodation there is a well equipped white bathroom suite with panelled bath, wash hand basin and w.c.

Baker street, Appleton Wiske, DL6 2AQ

3 Bedroom - House

Offers Over £320,000

EPC Rating:

Tenure: Freehold

Council Tax Band:



Baker street, Appleton Wiske, DL6 2AQ



LOUNGE
10'11" x 17'5" (3.35m x 5.33m)

KITCHEN
10'11" x 22'0" (3.35m x 6.71m)

BEDROOM
17'7" x 10'11" (5.36m x 3.35m)

BEDROOM
9'6" x 9'6" (2.90m x 2.92m)

ENSUITE SHOWER ROOM

BEDROOM
9'6" x 8'5" (2.90m x 2.59m)

BATHROOM W/C

FRONT EXTERNAL

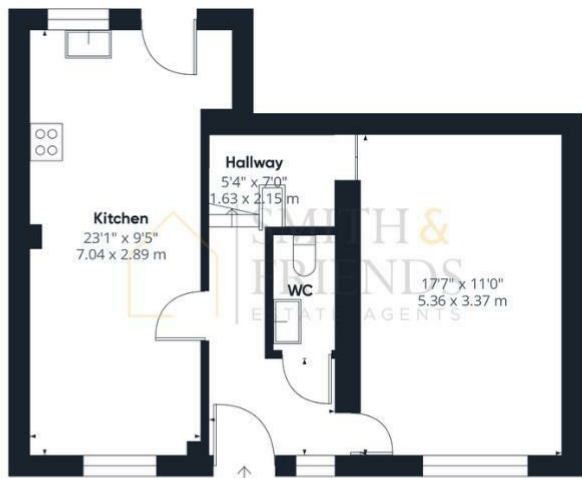
REAR EXTERNAL



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Ground Floor



Floor 1

Approximate total area[®]
1049.56 ft²
97.51 m²

Reduced headroom
41.42 ft²
3.85 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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