



Mayfield | Appleton-le-Moors YO62 6TF

BoultonCooper

BC
Est. 1801



Mayfield Appleton-le-Moors

Mayfield is a traditional stone built detached family house occupying a pleasant south facing position set within this attractive village location together with large gardens enjoying views over the surrounding countryside and double garage.

The property which has been well maintained by the present owners enjoys the benefit of oil fired central heating and sealed unit double glazing virtually throughout and offers accommodation on two floors comprising entrance, spacious double aspect sitting room, dining room, kitchen and wet room on the ground floor with three double bedrooms, bathroom and separate w.c. on the first floor.

Externally there is a gravelled driveway providing turning and parking area which leads to a double garage beyond, extensive gardens comprise lawned areas with well planted beds and borders.

Appleton le Moors is a delightful moorland village sitting within the heart of the North York Moors National Park hosting a variety of traditional stone built properties situated along a wide main street.

Viewing of this unique property is highly recommended to fully appreciate the property which is on offer.

Guide Price £600,000

FRONT ENTRANCE HALL

uPVC front door with small paned opaque window leads to entrance with radiator, telephone point, coat hooks, radiator and staircase with handrail to first floor.

SITTING ROOM

Double aspect with uPVC windows and double opening doors to stone flagged sitting area; stone built fireplace with over mantle and stone hearth (open flue); open beam to ceiling, wall light points, television aerial point, three radiators.

DINING ROOM

With uPVC window with polished window sill, two radiators, understairs storage cupboard, built in floor to ceiling cupboards to recess and telephone point.

KITCHEN

With wall and floor units including stainless steel 1.5 bowl sink unit with drainer and mixer taps; worktops and tiled splash-backs. uPVC windows giving double aspect, tiled floor, beam to ceiling, brick built fireplace with timber over mantel. Radiator. Opening to:

REAR ENTRANCE

With uPVC window and door; radiator.

WET ROOM

Good sized recently fitted wet room with shower, wash hand basin and low flush w.c.;; velux roof light, access to loft area, spot lights to ceiling and chrome towel rail/radiator.

Access to BOILER CUPBOARD containing oil fired central heating boiler.

FIRST FLOOR LANDING

With original stain glass window having secondary glazing; radiator, smoke alarm.

BEDROOM ONE

Double aspect with uPVC windows, radiator. Superb views are enjoyed over the gardens and countryside beyond.



BEDROOM TWO

uPVC window, radiator and access to roof space. Superb views over the garden and surrounding countryside.

BEDROOM THREE

uPVC window, radiator and deep built in storage cupboard.

BATHROOM

Claw foot bath, shower cubicle with shower unit with Mira shower, pedestal wash hand basin; stripped tongue and groove flooring, radiator, access to loft area, radiator and access to loft access.

CLOAKROOM

uPVC window, radiator, low flush w.c., basin in built in tiled inset sitting in the window space, tiled splash-backs.

EXTERNAL

A five barred gate leads to gravelled driveway which provides a good turning and parking area and give access to a DETACHED DOUBLE GARAGE with electrically operated roller door, power, alarm and light and to one end of the garage there is a workshop; space.

The attractive gardens lie to the front and side and extend down to the Green Lane with Mayfield having access onto this lane. The gardens comprise lawned areas with borders and beds of mature flowering plants, spring flowering bulbs, bushes, shrubs and trees with views to the open countryside beyond.

GREENHOUSE, GARDEN SHEDS.

SERVICES

Mains electricity, water and drainage.

Oil fired central heating.

Wireless thermostat control for the central heating.





VIEWING


Strictly by appointment through the Agents,
Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

Band F

ENERGY PERFORMANCE 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 | 37 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |



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Total area: approx. 118.0 sq. metres (1270.2 sq. feet)
Mayfield, Appleton Le Moors

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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