



**Woodsend**

Newby Wiske, Northallerton, DL7 9EX

youngsRPS 



# Woodsend Newby Wiske Northallerton DL7 9EX

**Offers Over: £525,000**

A fantastic opportunity to purchase a spacious three bedroom bungalow in the popular village of Newby Wiske. The property sits in a generous plot of almost an acre and boasts attractive gardens with views to the River Wiske and beyond. Accommodation comprises breakfast kitchen, 3 reception rooms, 3 bedrooms and house bathroom. There is a long driveway and double garage. Viewings recommended.

- Spacious Detached Bungalow
- 3 Bedrooms
- Approx 1 acre plot
- Views of the River Wiske and beyond
- Large gated driveway and double garage
- Viewings by appointment only

**youngsRPS** 

Northallerton 01609 773004







The property briefly comprises a spacious detached bungalow with three good sized double bedrooms, family bathroom, breakfast kitchen and spacious reception rooms. Internally, the property has been very well maintained and is in excellent condition throughout. The property is accessed via an enclosed porch into a spacious hallway with two large cloak cupboards. To the right is a door into an open plan living/dining room with feature fireplace, multi fuel stove and two large windows to the front allowing light to flood in. An opening leads into the dining room with French doors into the generously proportioned conservatory which enjoys views to the attractive rear garden and fields beyond. The kitchen is located at the rear of the property and comprises oak wall and floor units, laminate worktops, 1 1/2 bowl sink and drainer, double oven, electric hob with extractor over and integrated fridge, freezer and dishwasher. There is space for a breakfast table and chairs. A door leads into a rear hallway with exit door to the garden and access to an additional WC. Additionally, there is a utility room, accessed via an external door which houses the oil central heating boiler. 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 just under 1 acre plot which comprises a manicured front garden with mature shrubs, plants and flower borders. A gate to side allows access to the rear

garden which is equally as beautifully maintained, enjoying mature boundaries, two patio areas, workshop, greenhouse, vegetable plot and a timber garden shed. The majority of the garden is laid to lawn allowing a flexible space which could be sectioned off to keep chickens etc. The gardens are enclosed in timber fencing and hedge boundary which ends at the River Wiske and enjoys views to the fields beyond. The property benefits from a long gated driveway to the front with ample off street parking and leads to a detached double garage with electric doors, power and light.

**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 E.



**SERVICES** Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

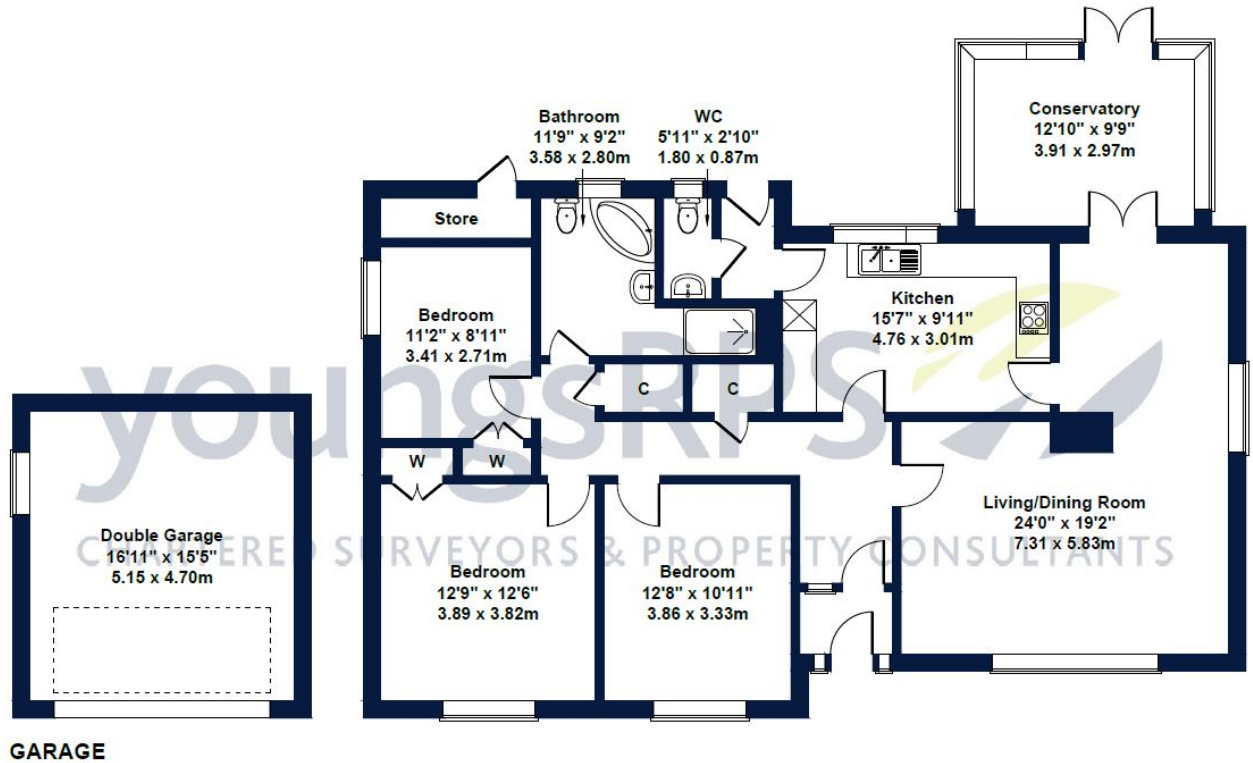
**VIEWINGS** Viewings are strictly by appointment.

**AGENT'S NOTES.** We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home

**Woodsend, Newby Wiske, Northallerton, DL7 9EX**

Approximate Gross Internal Area  
1711 sq ft - 159 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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.

Produced by Potterplans Ltd. 2024

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