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Yarrow Cottage,  
Danby Wiske, Northallerton, DL7 0LY

**Offers in the region of £495,000**

Bungalow - Detached  
3 Bedroom/s  
2 Bathroom/s



An extended three bedroomed detached bungalow situated on a large plot with lovely views over adjoining countryside. The property benefits from oil fired central heating and Upvc double glazing together with planning permission granted for further extension. The spacious living accommodation includes a lobby, spacious reception room with cloaks cupboard, large living room with open fire, open plan kitchen / dining room opening to and overlooking the rear garden. There is a master bedroom with en suite and fitted wardrobes and two further bedrooms with built in and fitted robes. The family bathroom has been refurbished with a white suite including shower cubicle and tiled floor and walls. Externally there is a block paved driveway providing off street parking and access to the double garage. The large rear gardens overlook and adjoin open countryside.







- Extended three bedroomed detached bungalow
- Large rear gardens in all 0.47 acres.
- Open plan kitchen / dining room with patio doors to the rear garden
- Versatile living accommodation and annex potential subject to any necessary consents
- Permission granted for large wrap around style extension. Planning Ref ZB23/01320/FUL
- Lovely views over countryside to the front and rear
- Spacious living room with open fire
- Master bedroom with en suite shower room
- Block paved driveway and double garage
- Popular village location approx. 3.5 miles from Northallerton

#### GENERAL INFORMATION

Tenure: Freehold

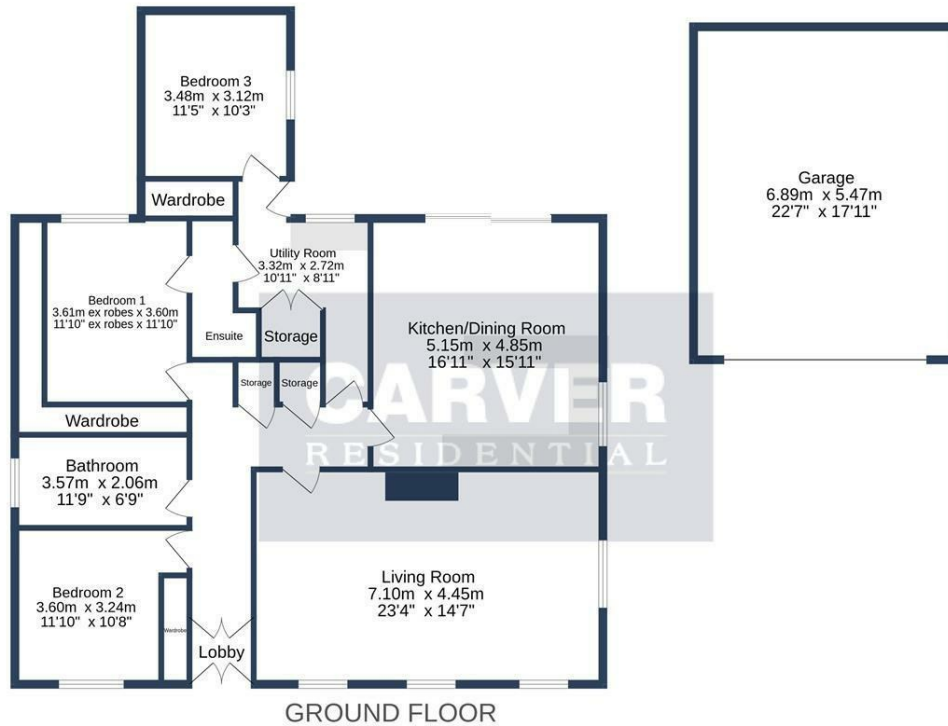
Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Solar Panels providing a feed in tariff until 06/11/2036. Further information available if required.

Local Authority: North Yorkshire Band D

Planning granted 11/Sept 2023 for - Alteration and extension to create additional en-suite bedrooms, improve kitchen and formation of new double garage. Planning Ref ZB23/01320/FUL



YARROW COTTAGE, DANBY WISKE, DL7 0LY.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(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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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)