



## Lanes End Front Street, Appleton Wiske Northallerton DL6 2AD

\*\* Village Location \*\*

Nestled in the peaceful village of Appleton Wiske, this delightful cottage offers a perfect blend of comfort, convenience, and character. Ideal for first-time buyers, couples, or investors. This property boasts a cosy living space, with separate kitchen diner, three double bedrooms a great family sized bathroom with front and rear gardens.

Appleton Wiske is a small, picturesque village in the Hambleton District of North Yorkshire, the village is approximately 9 miles North East of Northallerton.

EPC Rating D - Council Tax band B

**Offers Over £230,000**

## LOCATION

Front Street is situated in Appleton Wiske, a small village and civil parish that sits between Northallerton and Yarm in the Vale of York. Appleton Wiske is approximately 3 miles from the Darlington road (A167), 5 miles from the A19 and 9 miles north of Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

## THE ACCOMMODATION COMPRISES

### LOUNGE

13'10" x 14'11" (4.22m x 4.55m)

With double glazed windows to the front of property, open fire and radiator.



**KITCHEN/ DINER**

15'10" x 14'11" (4.84m x 4.55m)

Including a modern fitted range of wall and base units incorporating work surfaces, ceramic butler sink unit with mixer taps over, built in double oven, electric hob, extractor hood and light, space and plumbing for a washing machine, double glazed windows and double door both to the rear and radiator.



**BEDROOM 1**

13'11" x 11'6" (4.26m x 3.51m)

With double glazed window to the front, cupboard over stairs and a radiator.



**BEDROOM 2**

6'4" x 10'10" (1.94m x 3.31m)

With double glazed window to the side and a radiator.



**BEDROOM 3**

8'10" x 6'10" (2.70m x 2.1m)

With double glazed window to the rear, and a radiator.



## BATHROOM

5'11" x 7'7" (1.81m x 2.32m)

Including a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail/radiator, and double glazed window to the rear elevation.



## GARDEN



## EXTERNAL



## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## FREE VALUATION

If you are looking to sell a property, James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Northallerton Team on 01609 777 125 to book an appointment.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

PARKING ARRANGEMENTS: On street parking.

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

