



## Front Street, Appleton Wiske, DL6 2AA

Set within the village of Appleton Wiske, this impressive three bedroom home is offered to the market with NO ONWARD CHAIN and provides a superb blend of open plan living, flexible accommodation and quirky design. Extending to approximately 1,553 sq. ft., the property features a unique mezzanine level, perfect for use as a home office, snug, or family space.

The ground floor of this link detached bungalow has a generous 24 foot lounge highlighted by a beautiful brick fireplace with a log burner style stove, a staircase leads to the mezzanine level, overlooking the main living space and offering an additional area that can be tailored to suit your lifestyle. The kitchen is fitted with a range of units and integrated appliances including induction hob, double oven, dishwasher and microwave.

The property offers three well proportioned bedrooms, including a master bedroom with en suite and built in wardrobes, providing both privacy and practicality. Two additional bedrooms offer great versatility, ideal for children, guests, or a home office. Both the master bedroom and second bedroom benefit from patio doors opening directly onto the rear garden. The family bathroom is equipped with a separate bath and shower.

Appleton Wiske is a charming semi-rural village, offering a range of local amenities including a primary school, shop, post office, church, and a bus service. The village enjoys a rural setting while remaining within easy reach of larger towns. It is approximately 10 miles from Northallerton, 12 miles from Darlington, and 7 miles from Yarm, all of which offer further amenities, schools, and excellent transport connections.

Offers Over £260,000



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**HALL**

**LOUNGE**

24'9" x 19'6" (7.54m x 5.94m)

**KITCHEN**

16'6" x 10'7" (5.03m x 3.23m)

**MEZZANINE**

24'9" x 10'10" (7.54m x 3.30m)

**BEDROOM ONE**

14'8" x 10'7" (4.47m x 3.23m)

**ENSUITE**

6'11" x 4' (2.11m x 1.22m)

**BEDROOM TWO**

14'6" x 8'11" (4.42m x 2.72m)

**BEDROOM THREE**

11'4" x 9'3" (3.45m x 2.82m )

**BATHROOM**

10'5" x 7'10" (3.18m x 2.39m)

**EXTERNALLY**

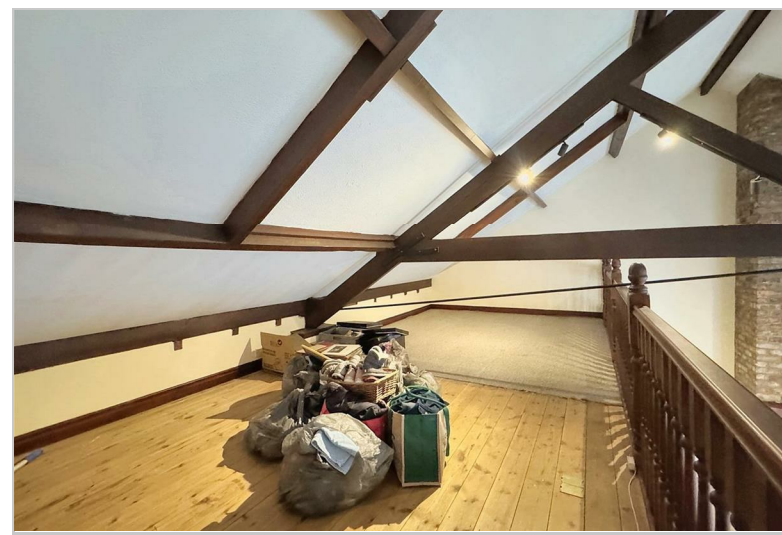
To the rear of the property is a garden, accessed via a shared drive and archway with the neighbouring property. To the front, there is an attractive lawned garden, which we understand is owned and maintained by the Local Authority. The property also benefits from on-street parking and a shared driveway, ideal for loading and unloading.

**AML PROCEDURE**

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



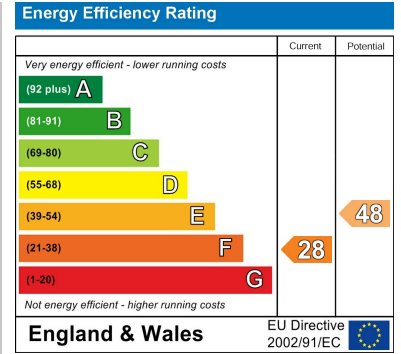
Tel: 01642 248248



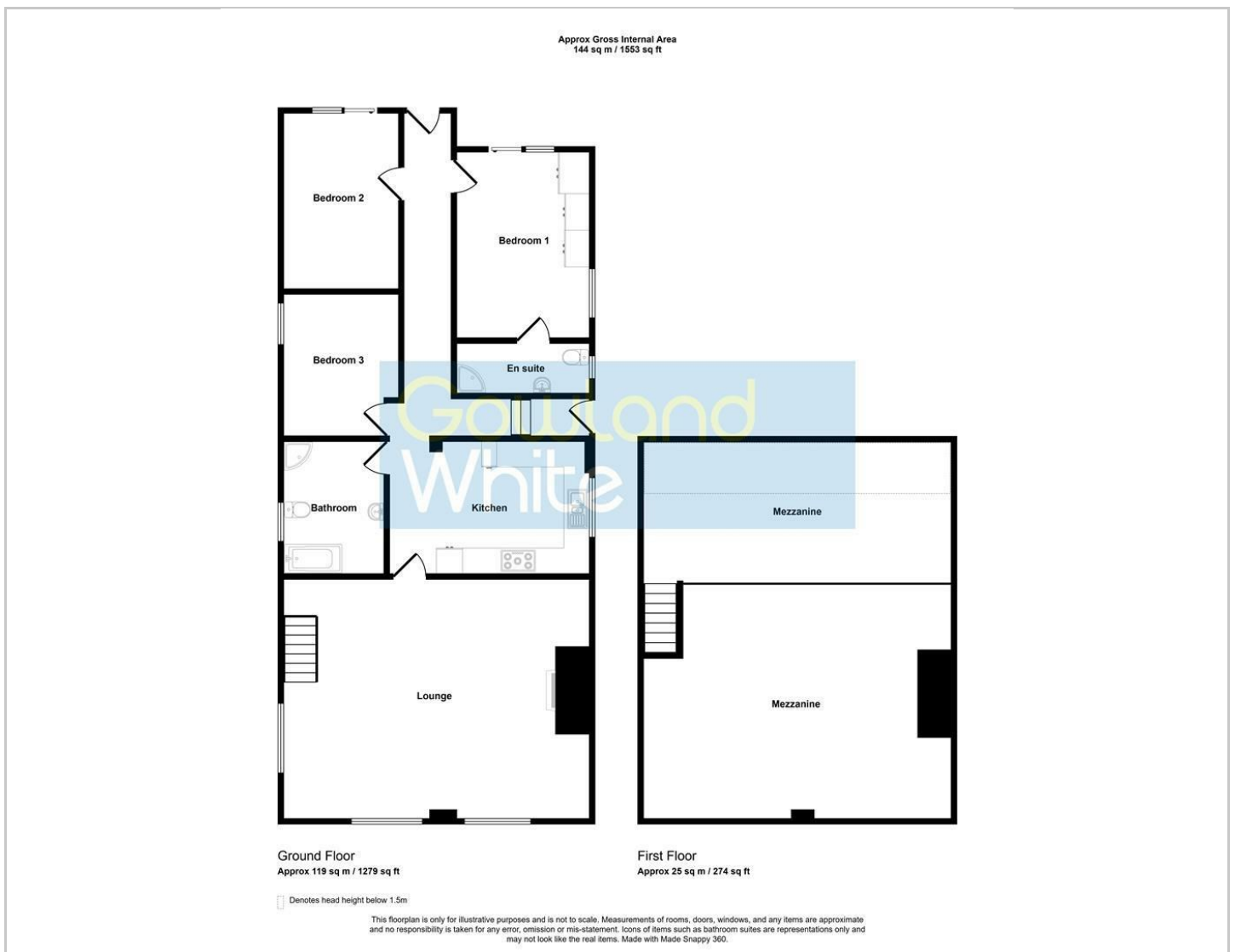
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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