



Baker Street, Appleton Wiske, Northallerton, DL6 2AQ

This spacious (135 Square Metres) and modern five bedroom townhouse spans three storeys and is situated in the sought after village of Appleton Wiske, close to Yarm. Located near to the central village green, the property offers charming rear views towards St Mary's Church. Recently updated by the current owners, the property combines tasteful design with practical modern living and would be fantastic for a multi-generational family.

The ground floor features a hallway with engineered oak flooring that runs seamlessly through the ground floor, a convenient W/C, and access to the large integral garage with utility space. The newly fitted kitchen/breakfast room, completed in 2023, enjoys shaker-style units and integrated appliances, including an oven, hob, extractor fan, and microwave. At the rear, the cottage style lounge/dining room includes a log burner set within an inglenook style chimney breast, with the French doors opening into the south-facing garden. Recent improvements include the installation of composite external doors and new double-glazed windows throughout the property.

On the first floor, the master bedroom benefits from an en-suite, while a versatile second bedroom currently used as a library/sitting room, and a smaller fifth bedroom share a well appointed, large family bathroom with a separate bath and shower cubicle. The second floor provides two additional double bedrooms: one with an en-suite and another with built-in wardrobes.

Externally, the property offers a block-paved driveway leading to the garage. The rear courtyard garden is private and low-maintenance, with delightful views of St Mary's rooftop.

Appleton Wiske is a picturesque village nestled between Yarm and Northallerton. It features a public house, primary school, shop, and post office, while nearby towns provide a variety of amenities, including shops, schools, and excellent transport links. The semi-rural setting is a perfect balance of tranquillity and convenience.

£350,000



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HALL

LOUNGE/DINING ROOM

20'11" x 13'9" (6.38m x 4.19m)

KITCHEN/BREAKFASTROOM

16'2" x 10'8" (4.93m x 3.25m)

WC

6'1" x 2'8" (1.85m x 0.81m)

FIRST FLOOR LANDING

MASTER BEDROOM

18'3" x 9'4" (5.56m x 2.84m)

EN-SUITE

9'4" x 2'11" (2.84m x 0.89m)

BEDROOM TWO

18'8" x 11'1" (5.69m x 3.38m)

BEDROOM FIVE

10'3" x 9'1" (3.12m x 2.77m)

BATHROOM

10'4" x 8'11" (3.15m x 2.72m)

SECOND FLOOR LANDING

BEDROOM THREE

15'11" x 15'3" (4.85m x 4.65m)

EN-SUITE

6'9" x 5'3" (2.06m x 1.60m)

BEDROOM FOUR

12'4" x 9'3" (3.76m x 2.82m)

INTEGRAL GARAGE

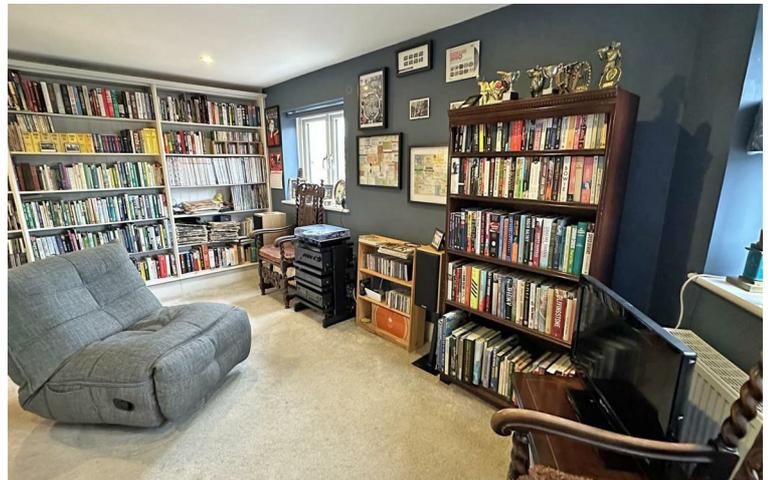
22' x 8'9" (6.71m x 2.67m)

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.



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Tel: 01642 248248

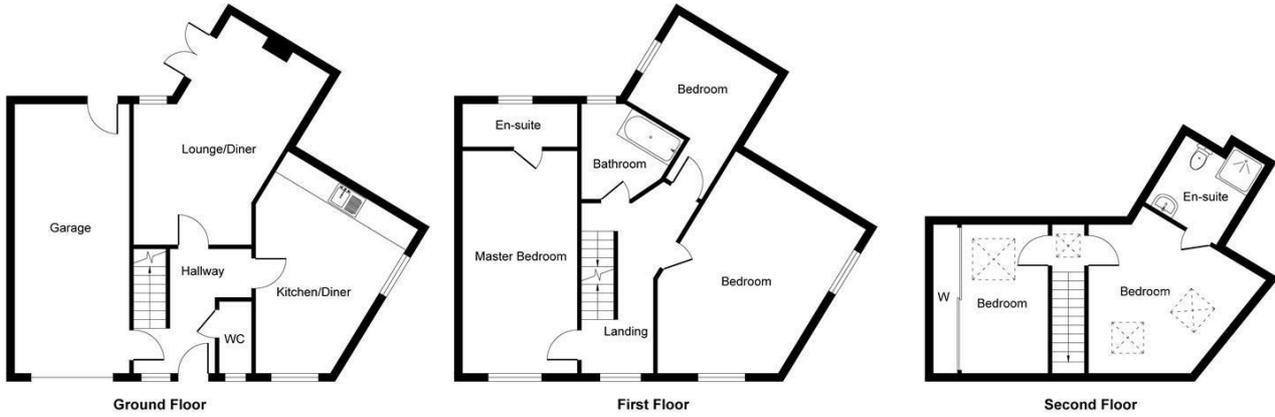
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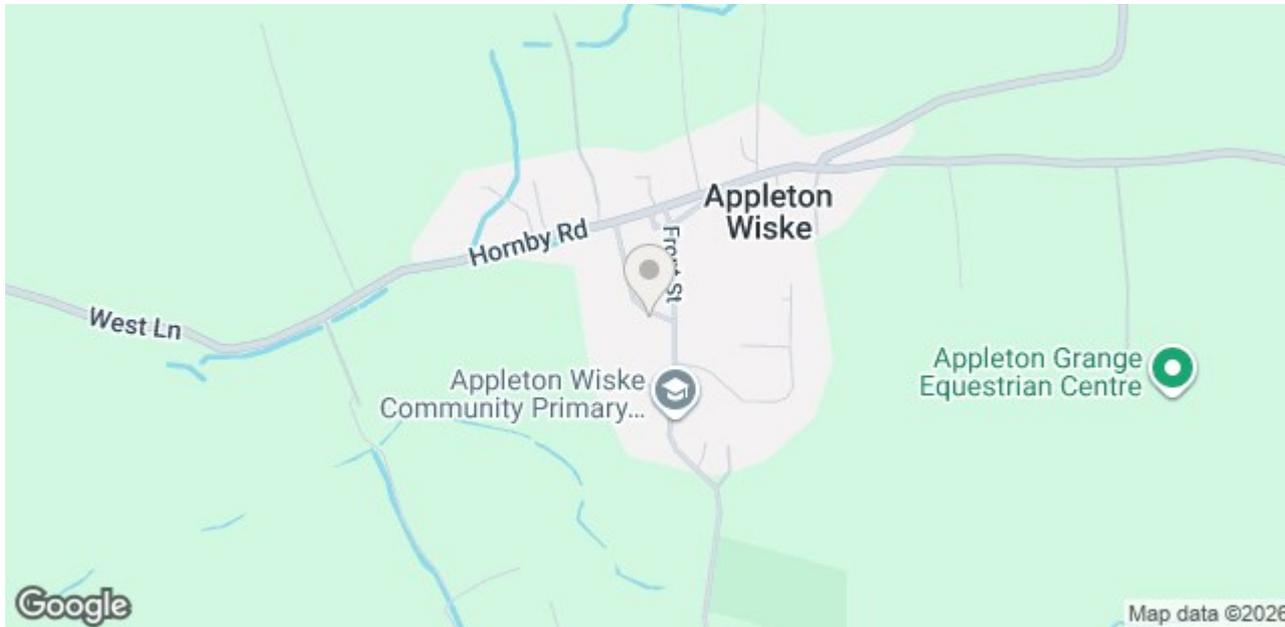
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWING

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

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