



CARVERS
SALES & LETTINGS

Pasture House, Hornby Road
Appleton Wiske, Northallerton, DL6 2AF
Offers in the region of £725,000

House - Detached



An outstanding four doubled bedroomed stone built detached family home providing modern open plan living accommodation built to a high specification and enjoying views over countryside to the side and rear. The property benefits from air source central heating with under floor heating to the ground floor and double glazing. The accommodation includes a spacious reception hall with galleried landing, cloak room/wc, living room with double sided log burning stove, stunning open plan kitchen/dining/family room with twin sets of bi folding doors. The kitchen area is fitted with integrated oven, hob, dishwasher, wine cooler, bin cupboard and fridge freezer and there is a door leading to the double garage with utility area. From the landing there is a master bedroom with ensuite shower room and Juliette balcony, two further bedrooms with en suite shower rooms, bedroom four and a family bathroom. Externally there is a front garden, block paved driveway leading to the garage with remote door. There is a large rear lawn garden with patio area. The village of Appleton Wiske provides a Primary School, village shop / Post Office, public house and St Mary's Church. The village is within easy reach of the nearby market towns of Northallerton and Darlington, which provide excellent shopping facilities together with excellent transport links via A1M, A19, and main line railway station (Northallerton to London 2h 20m York 18m and Leeds 40m) Yarm is also within easy reach together with the further surrounding countryside and North York Moors National Park.



- Large four double bedroomed stone built detached family home
- Three bedrooms with en suite shower rooms
- Kitchen fitted with integrated appliances
- Integral double garage with remote door and utility space
- Large rear garden with lovely views over adjoining farmland to the side and rear
- Modern open plan living space
- Under floor heating to the ground floor
- Double sided log burning stove to family room and living room
- Block paved driveway providing off street parking
- Village location

GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump central heating, mains electric, water and drainage. Double glazing.

Local Authority: North Yorkshire Band F.

Remainder of LABC warranty

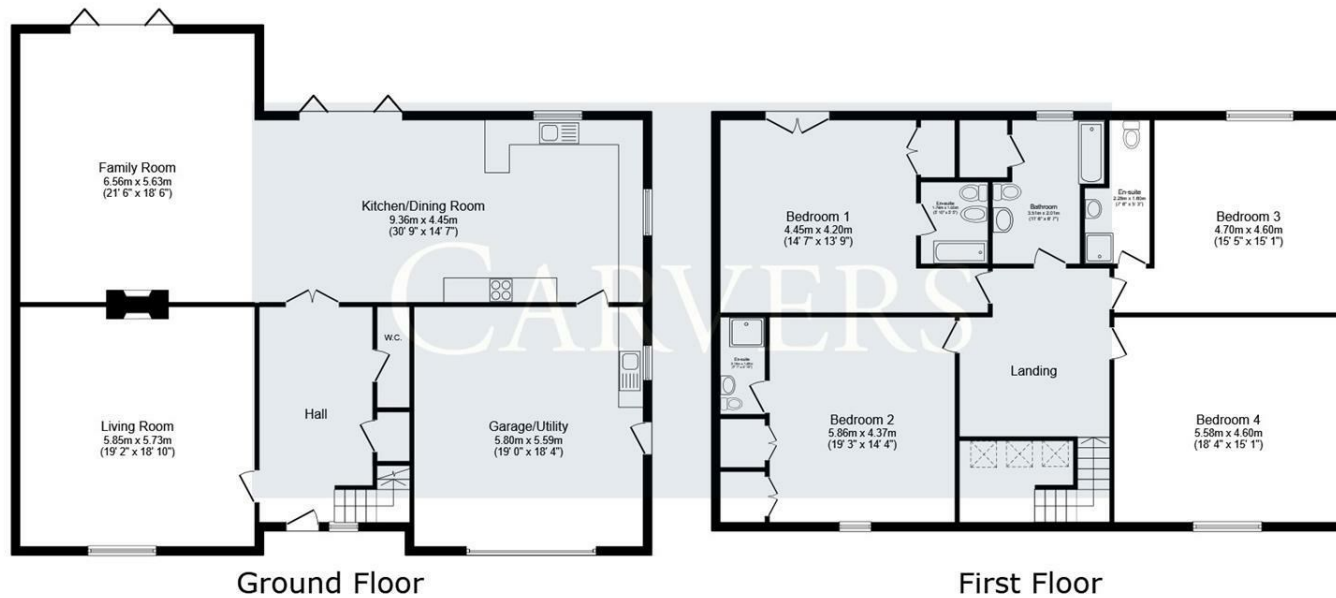
Buyers Identification Check(s)

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Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	88
	EU Directive 2002/91/EC	

Property size taken from EPC
2497.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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