

Prospect View Northallerton DL6 2AH



3 Bedroomed Semi Detached Property in a Rural Sought After Village.
Scope for Full Modernisation and Refurbishment.

- Village Location
- Chain Free
- Semi Detached
- Gardens
- Freehold
- Utility Room

Offers In Excess Of £150,000

DESCRIPTION

The property comprises a brick built with clay tile roof three bedroomed semi-detached former Broadacres property situated on a nice plot with gardens to front, side and rear with a further area belonging to Broadacres Housing Association currently used for gardens to the side and this piece of land has been rented by the occupiers of 4 Prospect View for some time. To the rear of the property is a shed and a greenhouse whilst at the immediate rear of the house there is a couple of sheds which have been used as workshop.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and solid fuel central heating via a back boiler. The accommodation is nicely laid out with scope for updating and modernisation and enjoys accommodation as follows:

Entrance Vestibule

1.08m x 0.96m (3'7" x 3'2")

With centre ceiling light point. Stairs to first floor. Door to:

Sitting Room

3.32m x 4.95m (10'11" x 16'3")

With a feature fireplace having tiled surround, hearth with a hardwood stained and polished mantel shelf. Centre ceiling light point. Windows front and rear.

Door from Hallway gives access into:

Dining Kitchen

4.95m x 2.56m (16'3" x 8'5")

Nicely delineated into kitchen and dining area with a light oak fronted range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl, moulded sink unit. Space for electric cooker. Space for fridge freezer. Double radiator. Ceiling light point. Windows to two sides. Views onto the garden. Door to rear gives access to:

L Shaped Rear Hallway

3.07m x 0.88m (10'1" x 2'11") and 1.85m x 1.16m (6'1" x 3'10")

Two ceiling light points. UPVC sealed unit double glazed door with upper etched glazed panels to outside. Door to understairs storage area. Door to:

Downstairs WC & Utility Room

2.59m x 0.89m (8'6" x 2'11")

With low level WC. Space and plumbing for washing machine with a wall mounted mirror fronted bathroom cabinet. Opaque glazed window to side and ceiling light point.



First Floor Landing

1.90m x 0.91m (6'3" x 3') with Inner Hallway 1.47m x 0.89m (4'10" x 2'11")

Ceiling light point. Attic access. Doors to:

Bedroom No.

4.98m x 2.56m (16'4" x 8'5")

Ceiling light point. Radiator.

Bedroom No

3.40m x 2.40m (11'2" x 7'11")

Ceiling light point. Radiator.

Bedroom No

2.44m x 2.38m (8' x 7'10")

Radiator. Ceiling light point.

Shower Room

2.40m x 2.56m (7'11" x 8'5")

Walk in easy access shower with low level screen to side. Wall mounted Triton Safeguard thermostatically controlled electric shower. Shower panel walls. Matching pedestal wash basin and WC with tiled splashback. Radiator. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Workshop

2.69m x 2.86m (8'10" x 9'5") overall

Brick built outbuilding with pantile roof. Fitted workbench.

Coal Store

1.37m x 0.83m (4'6" x 2'9")

Greenhouse

2.64m x 2.00 (8'8" x 6'7") max

Garden Shed

2.44m x 1.83m (8' x 6')

Prospect View is situated in the much sought after and highly desirable North Yorkshire Village of Appleton Wiske situated amidst open countryside and is particularly well located between Northallerton, Yarm, Darlington and Teesside and within easy access of the A.19 trunk road. The area of around Appleton Wiske represents a superb rural location with panoramic views out of the surrounding countryside. The property occupies a premier position in open countryside within half a mile of the village centre in a quiet yet very accessible position in this much sought-after rural village which enjoys a host of amenities including renowned Primary School, Shop, Post Office & Public House.

The property is within easy and very convenient commuting distance of excellent local market towns of Northallerton, Darlington and Yarm where a full and comprehensive range of educational, recreational, and medical facilities can be found together with shopping and weekly markets.

The A.19 and A.1 are within easy commuting distance. There is an East Coast main line train station at Northallerton

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with the Agents, Northallerton Estate Agency - Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

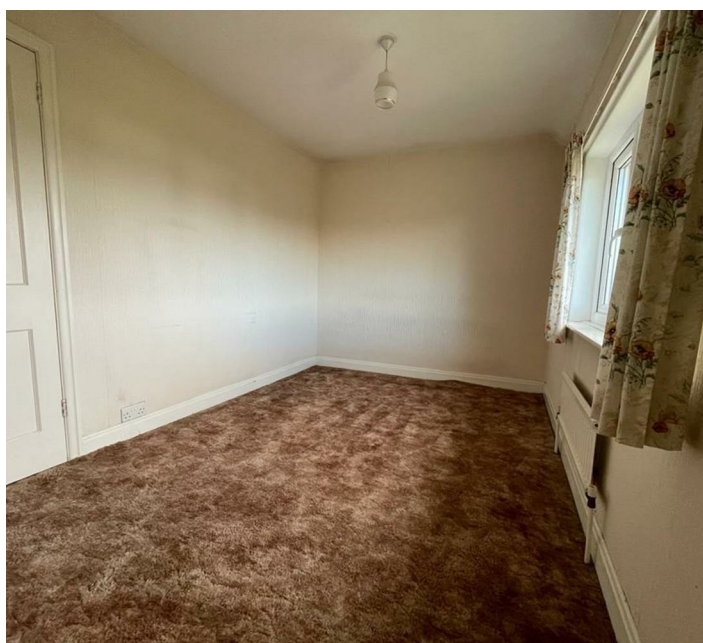
Mains Water, Electricity and Gas.

LOCAL AUTHORITY

North Yorkshire Council

COUNCIL TAX BAND - C

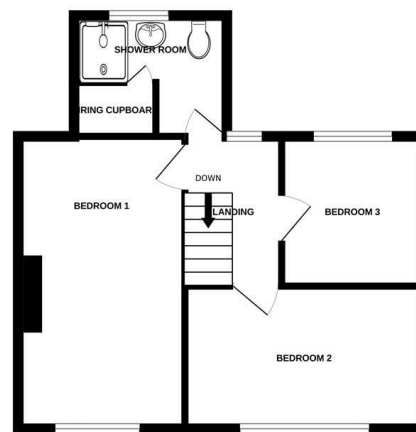
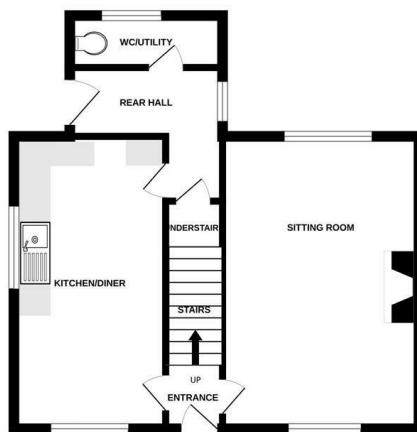
EPC RATING





GROUND FLOOR

1ST FLOOR



PROSPECT VIEW APPLETON WISKE, NORTHALLERTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.