

LIME TREE HOUSE
APPLETON WISKE, NORTHALLERTON DL6 2AA



A Centrally Situated, Well Laid Out & Spacious 4-Bedroomed Village Residence of Character & Distinction with Integral Garage & Private Good Sized Gardens

- Well Laid Out & Spacious Accommodation
- Attractively Appointed Throughout
- Sealed Unit Double Glazing
- Oil Fired Central Heating
- En Suite Shower Room to Master Bedroom
- Private Enclosed Rear Garden
- Highly Sought After Village Centre Location
- Quality Fitted Kitchen, Bathroom & En Suite

REDUCED: Offers in the Region of £235,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Lime Tree House, Appleton Wiske, Northallerton DL6 2AA

SITUATION

| | | | |
|---------------|----------|------|----------|
| Northallerton | 8 miles | Yarm | 6 miles |
| Darlington | 10 miles | A.19 | 3 miles |
| A.1 | 10 miles | York | 35 miles |
| Teesside | 8 miles | | |

The village of Appleton Wiske is a much sought after and highly desirable North Yorkshire Village 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 property occupies a premier village centre location in this much sought after village which enjoys a host of amenities including Shop, Post Office & Public House, Play Group and Mother & Toddler Group with the highly regarded Primary school operating an early drop off – late pick up scheme to facilitate working parents.

The property is within easy and very convenient commuting distance of excellent local market towns 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 and Darlington and linking London to Edinburgh and providing a journey time to London of some 2 ½ hours or thereabouts. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Leeds, Manchester, Liverpool and Manchester Airport.

AMENITIES

Shopping – There is a local village shop and Post Office. Market town shopping is available at Darlington, Northallerton, Yarm and Catterick whilst the major centres of Teesside, York, Leeds and Newcastle are within convenient commuting distance.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park.

Racing – can be enjoyed Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

Golf – Darlington, Bedale, Northallerton, Thirsk and Yarm.

Education – this area of North Yorkshire is very well served by good state and independent education. The Primary School in the village enjoys an enviable reputation. Additional Primary schools are available at Yarm, Northallerton and Great Smeaton. There are good comprehensive schools at Northallerton, Darlington, Yarm and Richmond whilst independent schools at Yarm, Ampleforth, Polam Hall, Queens Mary's at Baldersby and Teesside High.

Leisure Centres - Northallerton, Yarm, Darlington, Richmond and Bedale.

Additionally there is a tennis club within the village. There are further good leisure activities to be found at Northallerton and Yarm including Rugby, Football and Cricket Clubs and a number of public and private gyms within the area.

Equestrian- there are equestrian facilities at Richmond, Yafforth and Yarm and extensive equine activities in the area.

Hunting - The property lies within the Hurworth Hunt country and is within very convenient boxing distance of local renowned packs including the Bedale, West of Yore, Sinnington, Cleveland and Bramham Moor.

Walking, Cycling & Riding – There is excellent walking, riding and cycling to be enjoyed in the surrounding, attractive, yet quiet countryside.

DESCRIPTION

The property comprises a well laid out and spacious, centrally located substantial 4-bedroomed traditional village residence enjoying a prominent, slightly elevated position in the centre of this very attractive and highly sought after North Yorkshire Village. The property fronts onto the village green and gives access to the integral garage. Externally to the rear the property enjoys a natural laid stone flagged patio with ornamental wall and stone steps up fronting the main rear garden which has raised area of lawn bordered by raised panel fronted beds, an enclosed rear area with post and rail fence together with walled boundaries to the rear providing for a high degree of privacy within the garden.

Internally the property has well laid out and spacious accommodation which is attractively presented throughout. It has sealed unit double glazing and oil fired central heating. Throughout it enjoys quality fitted kitchen, bathroom and en suite facilities to the master bedroom. The accommodation is light and airy and benefits from its slightly elevated position. It enjoys scope for further extension to the rear subject to purchasers requirements.

Early inspection is recommended to fully appreciate the property and it's position and it is offered chain free and available for early completion.

ACCOMMODATION

In up steps through opaque glazed upper panelled front door under a covered porch with wall light point into:

Entrance Hall
1.88m x 1.62m (6'2" x 4'4")

With coved ceiling. Ceiling light point. Double radiator. Stairs to first floor. Door to:

Sitting Room
5.08m x 4.16m (16'8" x 13'8") max into bay

Coved ceiling. Ceiling light point. Telephone and TV point. Double radiator. Feature fireplace comprising painted and carved surround and mantle shelf. Tiled backplate and hearth with an inset open grate. Two wall light points. Archway through to:

Dining Room
3.25m x 2.28m (10'8" x 7'6")

Coved ceiling. Ceiling light point. Radiator. French doors out to rear garden and patios. Doorway through to:

Kitchen
2.64m x 3.12m (8'8" x 10'3")

With wood laminate floor. Fitted kitchen comprising good range of honeyed pine base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in Bush dishwasher, integrated brushed steel and glass NEFF oven topped with Schott ceran NEFF electronic hob with extractor over. Natural stone tiling splashbacks, ceiling light point. Unit matched mirror fronted shelved display cabinet. Doorway through to Boiler /Utility Room.

Understairs Cupboard
2.49m x 0.89m (8'2" x 2'11")

Good storage space. Ceiling light point.

Good Sized Boiler / Utility Room
2.99m x 2.51m (9'10" x 8'3")

With space and plumbing for washing machine, space for larder fridge. Continuation of the wood laminate flooring. Floor mounted Myson oil fired central heating boiler. Ceiling light point. Double radiator.

Downstairs WC
1.57m x 0.89m (5'2" x 2'11")

Corner mounted wash basin with tiled splashback. Ceiling light point. Wall mounted Greenwood extractor fan. Low level WC. Door from Utility also gives access to Garage.

Stairs to First Floor have painted balustrade leading up to:

First Floor Landing
4.90m x 0.96m (16'1" x 3'2")

With ceiling light point. Louvre door access to airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Master Bedroom
3.96m x 4.23m (13' x 13'11")

With fitted range of glass fronted robes. Ceiling light point. Radiator. Door to:

En Suite Shower Room
1.74m x 2.03m (5'9" x 6'8") max

Fully tiled shower cubicle with Mira 88 mains shower. Opaque glazed door to front. Coloured pedestal wash basin and WC with half tiled and tiled splashback. Shaving mirror. Ceiling light point. Radiator.

Bedroom No. 2
4.03m x 2.61m (13'3" x 8'7")

Ceiling light point. Radiator. Good views out onto rear garden.

Bedroom No. 3
2.89m x 3.25m (9'6" x 10'8")

Ceiling light point. Radiator. Views onto rear garden

Bedroom No 4
3.98m x 3.07m (13'1" x 10'1")

Ceiling light point. Radiator. TV point. Views out onto Front Street.

Family Bathroom/Shower Room
2.84m x 2.35m (9'4" x 7'9")

Fully tiled shower cubicle with Aqualiser mains shower. White suite comprising panelled bath, pedestal wash basin and WC. Ceiling light point. Double radiator. Shaver socket. Mirror.

OUTSIDE

Garage
5.69m x 3.07m (18'8" x 10'1")

With plinth mounted base cupboard topped with stainless sink unit with drainer. Space for additional appliance. Range of store cupboards. Ceiling light point. Power points. Double wooden doors to front.

OUTSIDE

To the front of the property are attractive sloping grass areas running down to Front Street with attractive shrubberies which are the property of the Parish Council but there is access to the attached garage over this green.

To the immediate rear of the property is a natural laid stone flagged patio with ornamental brick wall with stone steps up to main rear garden which enjoy raised panel fronted beds, chippings walkway to shed. Main area of lawned garden. Enclosed rear area suitable for dogs which is post and rail fenced. There are walled boundaries to the rear and the property enjoys a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency - tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

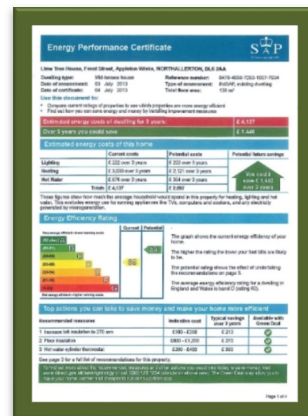
Oil fired central heating, electricity and mains drainage.

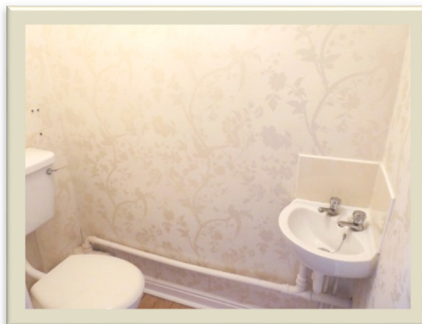
LOCAL DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. For the current financial year the charge is £2061.38





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.