

S.4629

Northallerton
Estate
Agency 

6 HUNTERS RIDE
APPLETON WISKE, NORTHALLERTON DL6 2BD



A Quiet Yet Conveniently Positioned 3-Bedroomed Detached Bungalow Residence in Sought After Village Location within Convenient Access of Northallerton, Yarm and Teesside

- Attractively Presented 3-Bed Det. Bungalow
- Spacious Accommodation
- Capable of Various Residential Layouts
- Extensive Hardstanding / Det. Double Garage
- Private Gardens & Patio to Rear
- Close to Attractive Open Countryside

REDUCED to Offers in the Region of: £210,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

6 Hunters Ride, Appleton Wiske DL6 2BD

SITUATION

Northallerton	8 miles	Yarm	6 miles
Darlington	10 miles	A.19	3 miles
A.1	10 miles	York	35 miles
Teesside	12 miles	Stokesley	12 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 position just outside the centre of the village 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 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, Sedgfield, Beverley, Doncaster and Newcastle.

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

Education – this area of North Yorkshire is very well served by state and private education. The Primary School in the village enjoys an enviable reputation and there are good comprehensive schools at Northallerton, Darlington and Yarm with independent schools at Yarm, Ampleforth, Queens Mary's at Baldersby and Teesside High.

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

Additionally there are 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 good riding schools at Richmond, Yafforth, Yarm and Brompton catering for all abilities and there are extensive equine activities within 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.

DESCRIPTION

6 Hunters Ride comprises a brick and stone built detached 3-bedroomed bungalow with pantile roof, situated on a nice elevated position in the much sought after and highly desirable village of Appleton Wiske.

Externally the property is accessed onto extensive tarmac and hardstanding driveway giving access to garage and offering hardstanding for numerous vehicles. There is a five bar gated access halfway up the driveway providing for nice security and privacy. At the front the property has chipped low maintenance garden with low level brick ornamental wall to either side. Adjacent to the driveway is access into the bungalow and also at the rear there is access to the attached garage together with twin wrought iron gates at the side giving access to the rear garden which extends to an area of flagged patio and seating with steps up to main rear garden area which is lawned and enjoys extensive mature, well maintained shrub borders around. To the rear of the garage is a brick built barbecue area, a recessed area of flagging housing the oil tank and the rear garden has a nice mix of post and panel /plank fencing which offers a high degree of privacy.

Internally the property is well laid out and spacious and capable of numerous residential layouts. It enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. The property is well presented throughout, enjoys quality fitted kitchen and bathroom with a host of quality fixtures and fittings.

The property enjoys scope for various residential layouts and early inspection is recommended to fully appreciate the property, its presentation and potential.

ACCOMMODATION

In through UPVC sealed unit double glazed door with upper etched glass panel with lights to side into:

Entrance Vestibule

1.49m x 1.03m (4'11" x 3'5")

With a cut slate tiled floor. Exposed stone wall to one side. Internal opaque glazed door leading into:

Entrance Hall

2.40m x 1.65m (7'11" x 5'5")

Running through into an:

Inner Hallway

2.69m x 0.86m (8'10" x 2'10")

Coved ceiling. Centre ceiling light point. Attic access. Radiator. Telephone point. Useful built in cupboard.

L Shaped Lounge/Diner

Sitting Area

4.44m x 3.55m (14'7" x 11') max

With coved ceiling. Twin ceiling light points. Feature fireplace comprising stone effect surround cut slate hearth and backplate, hearth mounted flame effect electric fire. Radiator. TV point.

Dining Area

2.61m x 2.56m (8'7" x 8'5")

Picture window providing natural light. Coved corniced ceiling. Centre ceiling light point. Double radiator. Serving hatch through from kitchen.

Breakfast Kitchen

2.49m x 3.35m (8'2" x 11')

With a quality fitted modern white kitchen with chrome door furniture and granite effect work surfaces and splashbacks. Inset 1 ½ bowl single drainer Franke sink unit with quality mixer tap. Unit inset Siemens four ring electric hob with Diplomat brushed steel and glass double oven and grill beneath. Brushed steel extractor over hob. Space and plumbing for washer. Space for fridge freezer. Brushed steel splashback to hob. Single radiator. Centre ceiling light point. Serving hatch through to dining room. Opaque double glass panelled door to outside. Large window providing natural light.

Bedroom No. 1

3.47m x 3.30m (11'5" x 10'10")

Mini coved ceiling and ceiling light point. Double radiator. Telephone point. Full height UPVC sealed unit double glazed french doors through to:

Conservatory

3.15m x 2.74m (10'4" x 9')

With full height double glazed french doors out to patio and gardens. Built on a brick base with upper glazing to three sides. Opaque window to one side, clear glazing to other two with fitted shutter blinds. Centre ceiling light point. Power points. Thermalactic ceiling. Lovely views onto rear garden.

Bedroom No. 2

2.35m x 2.69m (7'9" x 8'10") plus recessed entrance way

Built in wardrobe. Coved ceiling. Ceiling light point. Radiator. TV point.

Bedroom No. 3

2.51m x 2.35m (8'3" x 7'9")

Coved ceiling. Centre ceiling light point. Radiator.

Bathroom

2.66m x 2.49m (8'9" x 8'2")

With half tiled walls to three sides, fully tiled wall around bath and shower area. White suite comprising panelled bath with quality mixer tap and additional shower tap to corner with wall mounted shower rail and riser. Matching pedestal wash basin. Low level WC. Bidet. Inset ceiling light spots. Shaver socket. Radiator. Built in boiler cupboard housing a Grant oil fired combination central heating and hot water boiler with shelved storage over.

OUTSIDE

Garage

5.94m x 4.84m (19'6" x 15'11")

Brick built with a pantile roof. Electrically operated up and over door to front and pedestrian door to side. Extensive eaves storage. Light and power. Concrete floor. Plumbing for washer.

Gardens

At the front the property has chipped low maintenance garden with low level brick ornamental wall to either side. Along the driveway is access into the bungalow and also at the rear there is access to the attached garage and there are also twin wrought iron gates at the side giving access to the rear garden which extends to an area of flagged patio and seating with steps up to main rear garden area which is lawned and enjoys extensive mature, well maintained shrub borders around. At the rear of the garage is a brick built barbecue area, a recessed area of flagging housing the oil tank. The rear garden has a nice mix of post and panel /plank fencing and retains a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

TENURE

Freehold with vacant possession upon completion.

SERVICES

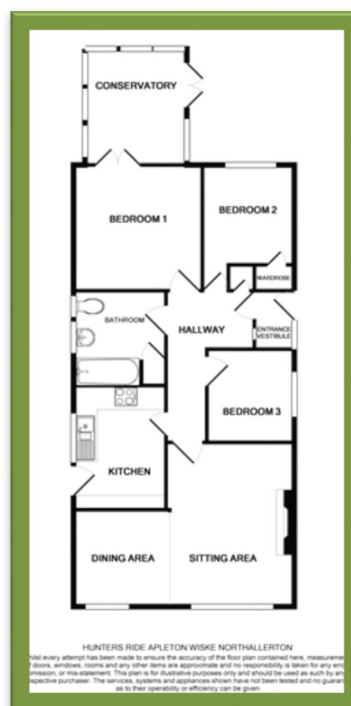
Mains Water, Drainage and Electricity. Oil Fired Central Heating.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **D**. The current annual charge is **£1686.58**.





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.

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