



**CARVERS**  
SALES & LETTINGS

Briar Rose, Hornby Road  
Appleton Wiske, Northallerton, DL6 2AF  
Offers in the region of £425,000

Bungalow - Detached



A three bedroomed detached family bungalow situated in a tucked away location with beautifully presented and much improved living accommodation together with driveway, garage and rear gardens adjoining countryside. The property benefits from oil fired central heating (new boiler 2022) and Upvc double glazing. The accommodation includes a reception hall with cloaks cupboard, spacious living room with log burner and double doors leading to the dining room. The kitchen/breakfast room has an open plan feel and is fitted with professionally refurbished wall and base units, integrated oven, hob, dishwasher and fridge. From the inner hall there is a main bedroom with fitted wardrobes and a refurbished ensuite shower room. The two further bedrooms both have fitted wardrobes. The family bathroom has been refurbished with a matching suite and tiled walls. Externally there is a driveway and covered carport providing off street parking and access to the garage. There is a lovely private rear garden with patio and lawn. 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.



- A spacious three bedroomed detached family bungalow
- Spacious living room and separate dining room with patio doors to the rear
- Master bedroom with fitted wardrobes and refurbished ensuite shower room
- Block paved driveway, carport and garage with pedestrian door to the rear garden
- Oil fired central heating and Upvc double glazing
- Beautifully presented and much improved living accommodation
- Kitchen/breakfast room fitted with professionally refurbished units and integrated appliances
- Refurbished family bathroom
- Lovely private rear garden adjoining countryside to the rear
- No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band E

Shared right of access over the driveway

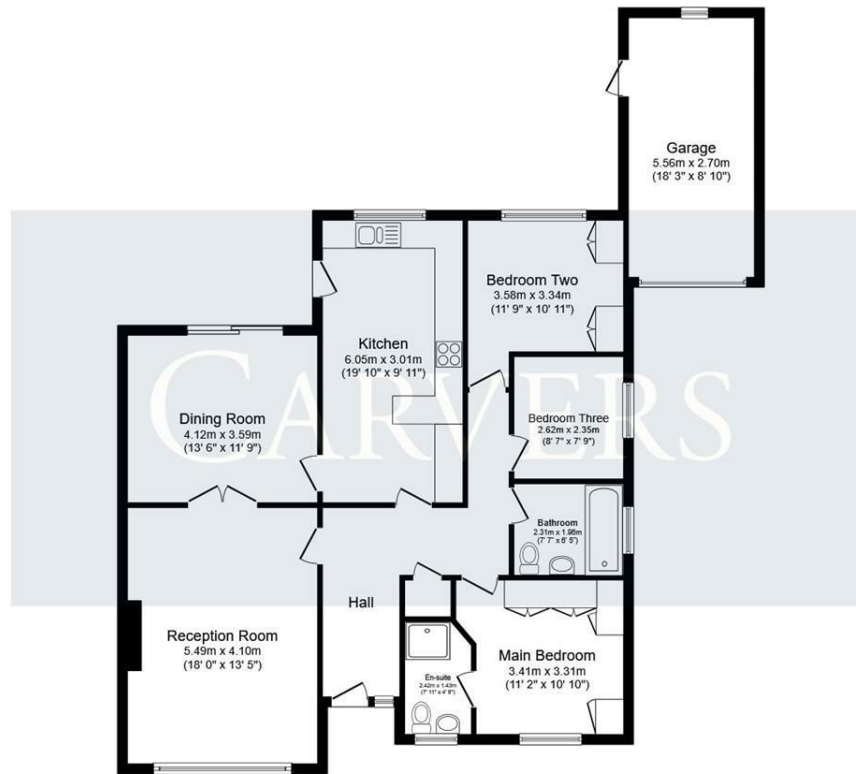
#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### 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)





Floor Plan

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](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 55      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property size taken from EPC  
94.00 sq ft

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