



James Winn are delighted to offer to market this beautifully presented, stone-built property offering a warm and welcoming interior, the property has been thoughtfully maintained and is ideal for modern family living.

The ground floor features a spacious entrance hall leading into a cosy reception room, complete with a characterful bay window and a multi-fuel burning stove — perfect for relaxing evenings. At the heart of the home is an open-plan kitchen and dining area, with direct access to a substantial, landscaped rear garden. The property also offers convenient downstairs WC to the ground floor.

## Front Street

Appleton Wiske, North Yorkshire,  
DL6

Offers Over:

**£240,000**

EPC Rating: C



#### **Location:**

Front Street is situated in Appleton Wiske, a small village and civil parish with village shop, post office, highly rated primary school and bus routes for secondary education. Appleton Wiske sits between Northallerton and Yarm in the Vale of York. Appleton Wiske is approximately 3 miles from the Darlington road (A167), 5 miles from the A19 and 9 miles north of Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities and is on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York.

#### **The Accommodation Comprises of**

##### **Ground Floor**

##### **Entrance Porch:**

**1.29 x 1.96**

Composite front door, radiator, carpeted, electric meter is housed here. Stairs up to first floor.

##### **Living Room:**

**4.27 x 4.13**



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



Double-glazed bay window, radiator and multi-fuel burner, internal doors are oak fronted, step up to the kitchen diner through oak fronted and glass door.

#### **Kitchen/Diner:**

**4.51 x 4.99**

Double-glazed windows and composite back door, carpet and radiator in diner, vinyl flooring in kitchen area, integrated oven, hob, extractor, fridge and dishwasher. Glass splash-back.

#### **Downstairs W/C:**

**1.53 x 0.85**

Single-glazed window into passage, part tiled, toilet, hand basin and ceramic tile floor and radiator.



#### **First Floor**

#### **Landing:**

**2.00 x 2.17**

Fully carpeted stairs and landing, access to part-boarded, fully insulated loft through pull down ladder from landing.

#### **Master Bedroom:**

**2.95 x 4.44**

Double-glazed front facing, carpeted, radiator and built in wardrobes.



#### **Bedroom Two:**

**3.57 x 1.97**

Double-glazed window, carpet and radiator. Built-in cupboard housing the water tank and extra storage.

#### **Bedroom Three:**

**2.62 x 2.04**

Double-glazed window, carpet and radiator, over-stairs cupboard.

#### **Bathroom:**

**1.66 x 1.48**

Double-glazed window, tiled walls and floor, mains powered walk-in shower, vanity unit, heated towel rail, hand basin and toilet.



#### **External**

#### **Front:**

Parking for two cars, bin storage area, mature borders and water tap.

#### **Side Passage/Utility Area:**

**7.08 x 1.14**

Access via front and rear, plenty of storage, access to utility area, with plumbing for washing facilities and free-standing washing machine.

#### **Rear:**

Rear garden, mature borders and lawn areas, patio area and pond at back door, steps up through the garden to summer house, with electric, and another patio area.

**Viewing:**

Viewing is Strictly By Appointment Only

**Mortgage & Financial:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

**Clauses:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided electricity, water and drainage with an air source heat pump heating system.

**MAINTENANCE / SERVICE CHARGE:**N/A

**WATER METER:** NO

**PARKING ARRANGEMENTS:** Off road parking for 2 cars

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

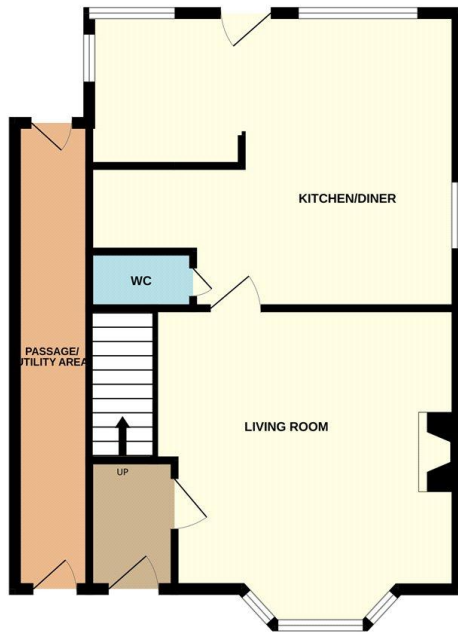
**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

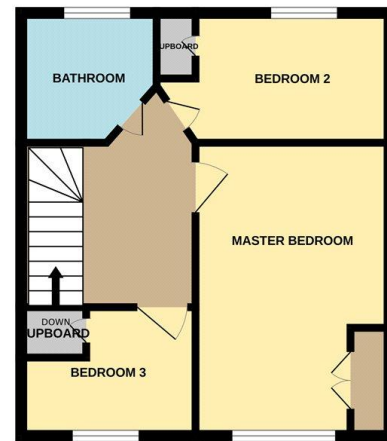
**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract