



2 Bedrooms

James Winn is delighted to offer for sale this beautiful and characterful terraced cottage, ideally positioned within the picturesque and sought-after village location of Ainderby Steeple.

This charming home seamlessly blends traditional features with comfortable living, boasting exposed beams, a warm and inviting interior, and well-proportioned accommodation throughout.

The property briefly comprises an entrance area leading into a cosy living room with feature fireplace, a well-appointed kitchen/dining space with ample storage and work surfaces, and access to the rear garden. To the first floor are two bedrooms and a family bathroom.

## Church View

Ainderby Steeple,  
North Yorkshire,  
DL79PT

Asking Price:

**£185,000**

EPC Rating: C



#### **SITUATION:**

Situated within the attractive and sought-after village of Ainderby Steeple, this property enjoys a pleasant position within a quiet residential setting. The village offers a charming rural environment while remaining conveniently located just a short distance from the market town of Northallerton, providing a wide range of amenities including shops, schools, leisure facilities and transport links.

The property benefits from excellent access to the A19 and A1(M), making it ideal for commuters travelling to nearby towns and cities such as Darlington, Thirsk and York. The surrounding area offers open countryside, local walks and a peaceful village lifestyle, appealing to a range of buyers including first-time purchasers, downsizers and investors.

#### **DIRECTIONS:**

From Northallerton town centre, proceed south on the A167 towards Darlington. Continue for approximately 3 miles into the village of Ainderby Steeple, passing the church on your right. Turn left onto Church View, where the property is located on the left-hand side.



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



## THE ACCOMMODATION COMPRISES

### Living Room:

**3.41 x 2.90**

Front Entrance Door, Double-Glazed Window, Exposed timber ceiling beams adding character, Carpet flooring.

### Kitchen/Diner:

**4.37 x 2.29**

Double-Glazed window, Open-plan kitchen with dining space, Fitted base and wall units with worktops, oven with electric hob, space for freestanding appliances, Butler sink beneath window, under-stairs storage, Radiator, wood effect flooring, rear access leading directly to the garden and off-road parking.

### Landing

#### Bedroom 1:

**2.77 x 3.05**

Double-Glazed window, Radiator, Carpet flooring.

#### Bedroom 2:

**2.13 x 2.99**

Double-Glazed window, Radiator, Carpet flooring

### Bathroom:

**2.64 x 1.51**

Double-Glazed window, Panelled bath with overhead shower, Glass shower screen, Low-level WC, wash hand basin with vanity storage unit, Tiled walls, heated towel rail, wood-effect flooring.

### External

#### Front:

Attractive brick-built terraced house.

#### Rear:

Generous rear garden mainly laid to lawn, patio seating area, shrubs and borders, timber pergola creating a feature entrance to the garden, pathway leading through the garden, off-road parking.



## **Viewing is Strictly By Appointment Only.**

### **MORTGAGE & FINANCIAL ADVICE:**

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 advisor based. 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.

### **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 gas, electricity, water and drainage.

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

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off road parking.

**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/>

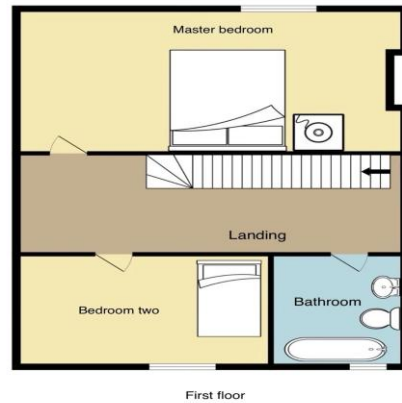
**ELECTRIC CAR CHARGER:** N/A

**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



Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B		
69-80	C	70 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