



CARVERS
SALES & LETTINGS

Poplars, West Rounton

Northallerton, DL6 2LL

Offers in the region of £430,000

House - Semi-Detached



A superb four bedroomed semi detached period cottage providing beautifully presented living space benefitting from oil fired central heating and Upvc double glazing. The accommodation includes a large entrance porch, spacious living room with log burning stove, separate dining room, refurbished kitchen/breakfast room having an open plan feel, with island, granite work tops and integrated microwave, dishwasher and under counter freezer together with space for the American fridge freezer and wine cooler. French doors lead to the garden room which overlooks and opens out to the rear garden. There is also a useful utility room with large fitted storage cupboards and a ground floor cloakroom/wc. To the first floor there is a landing with several built in storage cupboards. The master bedroom has fitted wardrobes and a lovely period fire place. Bedroom two also has fitted/built in wardrobes and there are two further good sized bedrooms. The family bathroom is fitted with a white suite including bath and shower cubicle. There is also a separate shower room/wc. Externally there is a front garden and block paved driveway providing off street parking for several vehicles together with an EV point. There is also access to the large store room which has a pedestrian door to the rear garden. The lovely rear garden has a patio area leading to raised lawn and wooden patio area. Located on the fringes of the North Yorkshire Moors, West Rounton is well positioned for access to A19. Also within easy reach are the popular Whitegates Nursery/licensed restaurant and Stamford Farm shop/cafe. Within a five minute drive is Appleton Wiske Pre-school, Primary School and village shop/Post Office.



- A superb four bed roomed period semi detached cottage
- Spacious living room with log burning stove
- Refurbished kitchen/breakfast room with granite worktops, island and integrated appliances
- Four good sized bedrooms, family bathroom and separate shower room/wc
- Large integral garden store with pedestrian doors to the front and rear
- Beautifully presented living accommodation
- Separate dining room
- Lovely garden room with French doors to the rear garden
- Driveway providing off street parking
- Attractive private rear garden with raised patio and lawn

General Information 1

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D

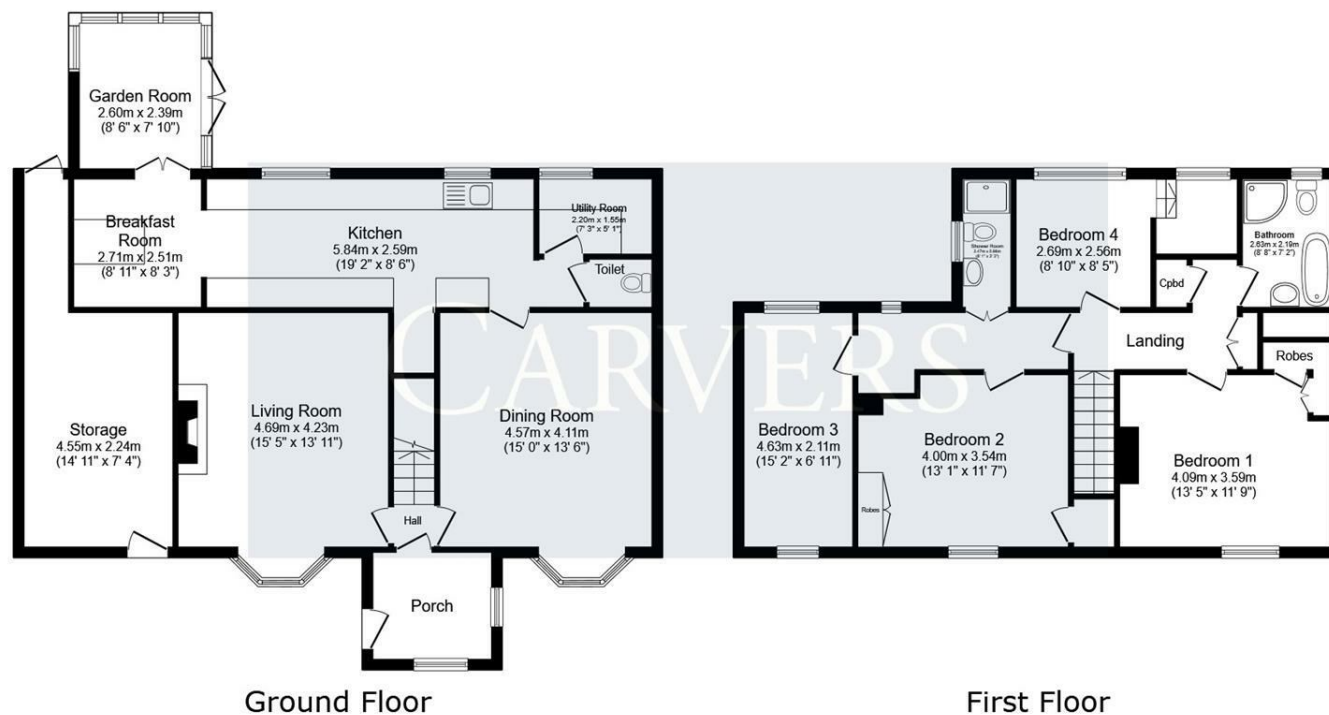
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Property Size Information

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)





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

Property size taken from EPC
1657.00 sq ft

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

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