



**\*\* DESIRABLE VILLAGE LOCATION \*\*\*\* ANTICIPATE DEMAND TO BE HIGH \*\***  
**\*\* SPACIOUS THREE BEDROOM FAMILY HOME \*\*\*\* WOODEN DOUBLE GLAZING \*\***  
**\*\* ELECTRIC CENTRAL HEATING \*\*\*\* OPEN PLAN KITCHEN/DINER \*\*\*\* CAR PORT AND GARAGE \*\***

Early viewing come highly recommended to avoid disappointment but, also to appreciate what this home has to offer. It is beautifully presented throughout, is in excellent decorative order with quality kitchen and bathroom facilities with an en-suite to the second bedroom. It benefits from some cottage style features including open beams and some sash windows.

Superbly position in the desirable village of Appleton Wiske which lies between Darlington and Northallerton. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended rear garden.

GROUND FLOOR

**Westbrook House, Northallerton, DL6 2AQ**

**3 Bedroom - House**

**Price £330,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Westbrook House, Northallerton, DL6 2AQ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

