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15 APPLECROSS GROVE
WYNYARD PARK | TS22 5FF

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Applecross has 1377sq ft of modern living space across two floors, as well as an integral garage which can be accessed through a utility room. Downstairs there is a storage cupboard and cloakroom toilet, as well as a spacious lounge with a bay window to the front of the property. The kitchen/dining area connects to the utility room, all spanning the width of the back of the property. The modern breakfasting kitchen has a range of built in appliances, including double ovens, microwave, hob, fridge, freezer and dishwasher. The back garden can be accessed through a door in the utility, or the bi-folding doors in the dining area.

Upstairs the master bedroom features a bay window and an en-suite with a walk-in shower. There are three more bedrooms, a second storage cupboard and a main bathroom that comes with both, a walk-in shower, separate bath and a vanity unit.

Externally there is a block paved driveway to the front of the property allowing parking for two vehicles whilst to the rear, the back East facing garden that has been beautifully landscaped with established shrubbery to borders, additional patio area and the installation of a luxury open plan studio. The 'Lite pod' could be utilised for an array of usages. including home office, studio or outside entertainment room/bar. The property was built by Storey Hones only a few year ago and still holds a builders warranty.























AGENTS NOTES:

* Fully UPVC Double Glazing
* Gas fired central heating via radiators
* All main services
* EER: 83B
* Security system installed
* Under NHBC Warranty
* Council Tax band:- F
* Freehold

The property is subject to a community charge of £300 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

LOCATION:

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

VIEWINGS:-

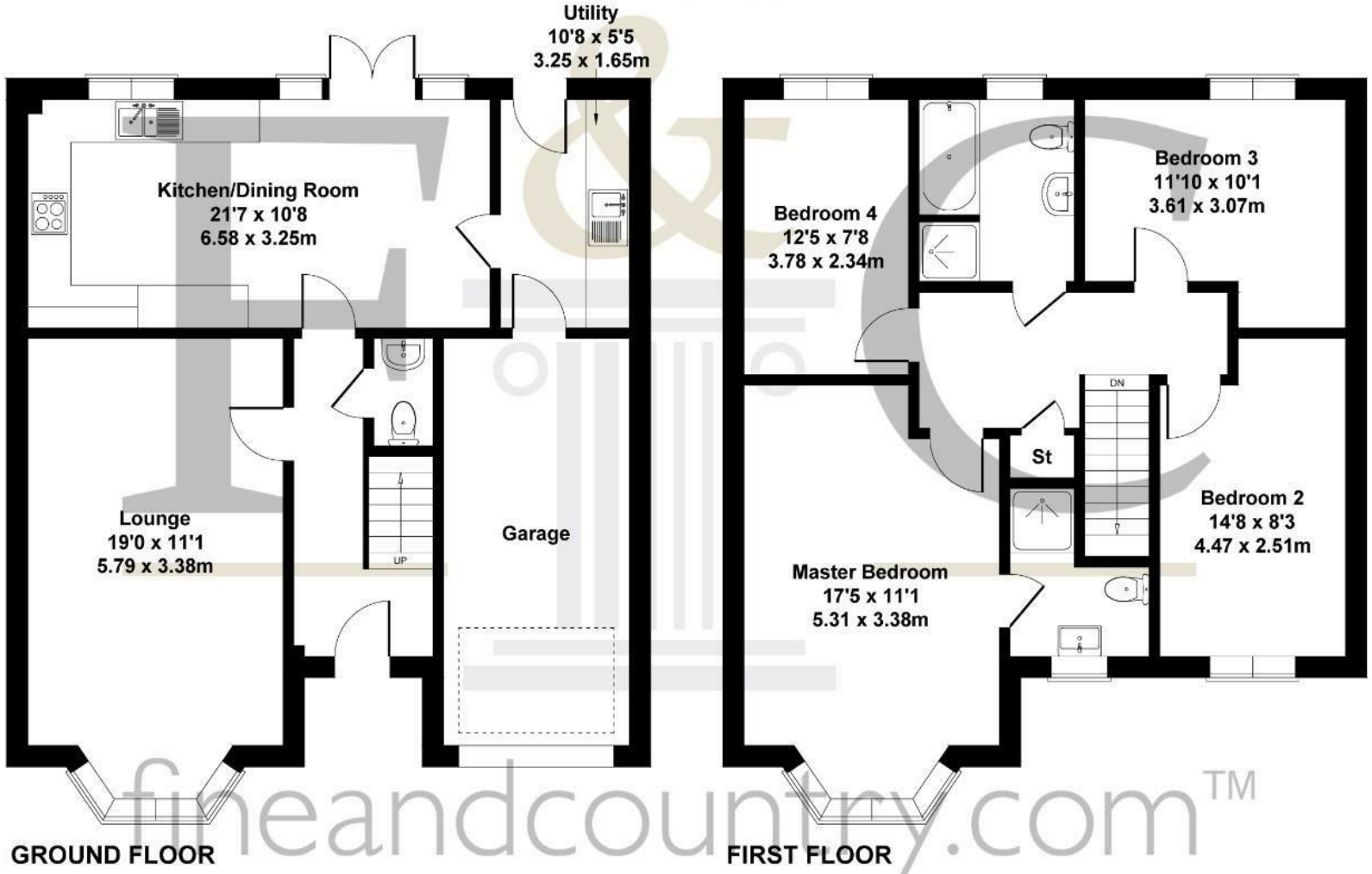
Via Fine & Country
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REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

15 Applecross Wynyard

Approximate Gross Internal Area
1447 sq ft - 134 sq m
(Excluding Garage)



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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