

**13 BISHOPSGARTH**  
**NORTHALLERTON DL7 8QU**



**A WELL LAID OUT AND SPACIOUS ONE BEDROOMED GROUND  
FLOOR APARTMENT SITUATED IN CONVENIENT EDGE OF TOWN  
LOCATION**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Recently Fitted Bathroom
- Off Road Parking
- Walking Distance of the Town Centre
- Convenient Access to Town & Local Amenities

**Offers in the Region of £95,000**  
**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 13 Bishopsgarth, Northallerton DL7 8QU

## SITUATION

A1	7 miles	York	30 miles
Darlington	15 miles	A19	6 miles
Thirsk	7 miles	Teesside	16 miles
Richmond	14 miles	Ripon	16 miles
Catterick	11 miles	Yarm	14 miles

(all distances are approximate)

**Bishopsgarth** is a quiet and very conveniently situated residential area within convenient walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. It is within the catchment area for a number of renowned schools within the town.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and is situated in an excellent rural location offering tremendous walking, riding, cycling and leisure activities in the locality.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations. International airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester. The property is within easy reach of the Coast of Scarborough, Whitby and Redcar where further leisure activities can be found.

## AMENITIES

**Shooting & Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**Schools** – the area is well served by good state and independent schools with a number of renowned Primary Schools within the area. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

The property comprises of a well laid out and spacious one bedroomed ground floor apartment in this convenient edge of town location.

The property enjoys the benefit of fitted kitchen and bathroom, good size sitting room and useful off road parking/drying area. The property is UPVC sealed unit double glazed and has night storage heating. It is in within walking distance of the town centre and local amenities.

Early inspection recommended.

## ACCOMMODATION

Communal front door into:

### Sitting Room

**12' 4" x 14' 10" (3.76m x 4.51m)** max into bay.

Coved ceiling and ceiling light point. Telephone point and TV point.

### Inner Hallway

**6' 5" x 3' 3" (1.96m x 0.99m)** .

Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater. Shelved storage beneath.

**Cloaks Cupboard****2' 5" x 3' 7" (0.74m x 1.09m)**

with shelving and cloaks hanging.

**Kitchen****9' 10" x 5' 3" (2.99m x 1.60m)**

with a useful range of base and wall cupboards, work surfaces and inset single drainer, single bowl sink unit with mixer tap over. Space and plumbing for auto wash. Space for fridge. Fitted Zanussi brushed steel cooker topped with 4 electric rings. Belling extractor fan and light over. Ceiling light point, wall mounted Creda night storage heater and tiled splashbacks.

**Bedroom****8' 9" x 10' 11" (2.66m x 3.33m)**

with ceiling light point and night storage heater.

**Bathroom****5' 5" x 8' 8" (1.65m x 2.64m)**

with coloured suite comprising panelled bath fully tiled around with a Redring Super 8 electric shower over. Fitted shower screen. Matching pedestal wash basin and WC. Electric wall mounted heater, ceiling light point and half tiled walls to the remainder of the bathroom.

**GENERAL REMARKS & STIPULATIONS****VIEWING:**

Through Northallerton Estate Agency – Tel. No. 01609 – 771959

**COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is **A**. The current annual charge is **£1160.48**

**SERVICES:**

Mains Water, Electricity and Drainage.

**SERVICE CHARGE:**

**£50** per quarter.

**TENURE:**

The property is leasehold on a 999 years lease from mid-80's.



#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

N252 Printed by Ravensworth 01670 71330