

S.4311

Northallerton  
Estate  
Agency 

## 30 APPLGARTH COURT NORTHALLERTON DL7 8NT



**A Superior 2-Bedroomed First Floor Retirement Apartment Situated on a Much Sought After Development with Attractive Maintained Gardens, Grounds & Seating Area**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Attractively Presented Throughout
- Fully Fitted Modern Kitchen & Shower Room
- Stair lift to First Floor – Designated Parking
- Over 55's Only

**Offers in the Region of: £129,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 30 Applegarth Court, Northallerton DL7 8NT

## SITUATION

Bedale	7 miles	Thirsk	7 miles
Darlington	14 miles	Teesside	17 miles
A1	6 miles	A19	6 miles
York	30 miles	Richmond	15 miles

(All distances are approximate)

**Applegarth Court** is very nicely and conveniently situated just off the Applegarth and nicely set back from the High Street in a quiet yet convenient position in this popular highly sought after market town of Northallerton, the county town of North Yorkshire.

The property is within very convenient walking distance of the town centre and all local amenities and close to a comprehensive range of local amenities, services and shopping.

The town of Northallerton enjoys a full range of shopping together with twice weekly markets and additional market town shopping is available at Thirsk, Bedale, and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

Northallerton enjoys excellent commuting and transport links via the A1 and A19 trunk roads, both of which are within 7 miles easy travelling of the town and offer access to all the major centres of commerce locally and nationally, and link into the main arterial road networks of the UK. The town is further complimented with an East Coast mainline station linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

Additionally via the Transpennine Line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

There are international airports at Durham, Tees Valley (30 minutes), Newcastle, Leeds Bradford and Manchester.

Northallerton lies between the Yorkshire Dales and the North York Moors National Park where much renowned walking, cycling and leisure activities can be found.

Northallerton enjoys the benefit of a useful leisure centre with pool and gym and golf can be enjoyed at Romanby, Thirsk, Bedale, Darlington and a number of other courses in the area.

## AMENITIES

**Fishing:** The property is attractively placed in an area renowned for its quality fishing both course and game.

**Racing:** This is to be enjoyed at Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf:** To be enjoyed at Romanby (Northallerton), Thirsk, Bedale and Darlington.

## COMMUNICATIONS

The property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunities and access to all areas.

## DESCRIPTION

The property comprises a purpose built first floor superior 2-bedroomed apartment retirement apartment on this purpose built development.

The property has UPVC sealed unit double glazing and electric heating. It has well laid out and spacious attractively presented generous accommodation which has the benefit of quality fitted kitchen and shower room and is attractively presented throughout. The property is approached through hardwood front door and up shared staircase with the benefit of a stair lift with balustrade up to shared landing making this property easily accessible.

## ACCOMMODATION

In through UPVC front door and up shared staircase with the benefit of a stair lift with balustrade and up to shared landing with light point. In through UPVC front door into:

### Entrance Hall 3.66m x 0.91m (12' x 3')

With ceiling light point. Attic access. Wall mounted night storage heater. Intercom telephone. Additional telephone socket. Built in useful shelved storage cupboard.

### Inner Hall Recess 0.98m x 0.91m (3'3" x 3')

Access to airing cupboard housing cylinder with twin immersion heaters and shelved storage to front.

### Shower Room 1.93m x 1.95m (6'4" x 6'5")

With fully tiled walls. Fitted shower cubicle with double tray. Mira sport electric shower. Concealed cistern WC. Unit inset wash basin. Wall mounted heated towel rail with shelf over with shaver mirror, socket and light over. Ceiling light point. Tile effect laminate floor.

### Off Main Hallway into:

### Sitting Room 3.88m x 4.69m (12'9" x 15'5") plus 0.61m x 1.37m (2' x 4'6")

Two windows. Ceiling light point. TV point. 2 telephone points. Ceiling light point. 5amp lamp socket. Cut slate hearth together with socket. Panel door into:

## **Kitchen**

**3.93m x 1.98m (12'11" x 6'6")**

With an attractive quality modern kitchen comprising plenty of range of base and wall cupboards with brushed steel door furniture. Beech effect work surfaces with inset single drainer, 1 ½ bowl stainless steel sink unit. Unit inset Hotpoint Creda four ring Schott ceran hob. Creda FC36C electric oven and grill. Bosch washer/dryer. Space for fridge freezer. Fitted work surface matched breakfast bar. Tiled splashback. Ceiling light point. Kickspace heater.

## **Bedroom 1**

**2.96m x 3.15m (9'9" x 10'4") plus wall length built in wardrobes**

TV point. Ceiling light point. Electric heater.

## **Bedroom 2**

**3.86m x 1.95m (12'8" x 6'5")**

With ceiling light point. Wall mounted Dimplex electric heater.

## **OUTSIDE**

### **Bin Store**

This is located next to the front door.

The development enjoys well maintained gardens, grounds and seating areas together with residents parking.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

Through the Agents, Northallerton Estate Agency – Tel: (01609) 771959.

### **SERVICES**

Mains Water, Electricity and Electric Heating.

### **SERVICE CHARGE**

There will be a maintenance charge of £63.00 per month to cover the ground maintenance, external maintenance, window cleaning and buildings insurance.

### **OCCUPATION**

The occupants of the property must be aged 55+ years.

### **TENURE**

Leasehold.

### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the



#### 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.

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