

S.4378

**19 APPLGARTH COURT
NORTHALLERTON DL7 8NT**



A Superior Ground Floor 2-Bedroomed Retirement Apartment Situated on Much Sought After Development in Attractive Corner Plot and Close to Town Centre & Local Amenities

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Beautifully Presented Throughout
- Quality Fitted Kitchen & Shower Room
- Attractive Views to Front & Rear
- Very Convenient for Town Centre & Amenities

Offers in the Region of: £145,000

19 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 superior 2-bedroomed ground floor apartment in arguably the finest position on the development with open views out to front and across and adjacent seating areas and across to the Applegarth, whilst to the side and rear the property looks out onto attractive garden areas. It enjoys UPVC sealed unit double glazing, electric heating, a quality fitted kitchen, quality fitted shower room newly decorated and predominantly re-carpeted.

The property looks out onto communal gardens which have previously been maintained by the previous resident and have a lawned area with shrubbery. To the rear there is an attractive garden area with shrubberies and views across to the Church. Outside tap.

Adjacent to the property is a useful store shed /bin store which is brick built.

The property is offered chain free and available for early completion.

ACCOMMODATION

In from the front off communal walkway with chippings area with inset flags for patio pots. Up a step with guide rail, in through UPVC sealed unit double glazed front door with upper etched glass lights into:

Entrance Hall
1.24m x 0.83m (4'1" x 2'9")

With a flush mounted ceiling light point. In through multi paned door into:

Living Room
4.62m x 3.86m (15'2" x 12'8")

Enjoying plenty of natural light with windows to two sides plus gaining light from the entrance hall. Two ceiling light points. TV point. Telephone point. Wall mounted Creda night storage heater. Feature fireplace comprising carved mahogany surround and mantle shelf plus display shelf. Marble hearth and marble tiled backplate suitable for hearth mounted electric fire. Power point to side. Blinds to both windows. Newly carpeted and decorated. Multi paned opaque glazed door leads into:

Kitchen
3.91m x 1.93m (12'10" x 6'4")

With window to side looking over attractive garden area. Ceiling light point. Wall mounted Creda night storage heater. Quality fitted beech fronted kitchen comprising extensive range of baes and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with quality mixer tap over. Built in Beko four ring electric hob with brushed steel and

glass Indesit electric oven beneath. Space and plumbing for washer. Built in fridge and freezer with unit matched doors to front. Brushed extractor hood over hob. Tiled splashbacks.

From the Living Room door to:

Inner Hallway

1.98m x 0.88m (6'6" x 2'11") x 0.86m x 1.72m (2'10" x 5'8")

L Shaped

Ceiling light point. Wall mounted Dimplex electric night storage heater. Built in shelved deep storage cupboard and a built in airing cupboard housing oversized tank with twin immersion heaters and useful shelved storage to the front.

Bedroom No. 1

3.12m x 3.05m (10' 3" x 10') into useful recess

Ceiling light point. Wall mounted Heatstore night storage heater. TV and telephone points. Views to the rear onto attractively maintained gardens. Newly carpeted.

Bedroom No. 2

3.93m x 1.90m (12'11" x 6'3") plus recessed double wardrobe

Ceiling light point. Heatstore night storage heater. Picture window to the front with views over the front seating and garden area then across to the Applegarth.

Shower Room

1.93m x 1.95m (6'4" x 6'5")

Comprising a easy access low level shower cubicle tray with fitted glass shower screen. Wall mounted Mira Sport electric shower. Concealed cistern WC. Unit inset wash basin with cupboard storage beneath. Wall mounted electric heated towel rail. Shaver light, socket and mirror. Heatstore electric convector heater. Corner mounted glass and steel three shelf storage cabinet. Fully tiled throughout the shower room with contrasting tiled dado rail.

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 Council Tax Band is **B**. The current annual charge is **£1186.39**.



COMMITMENT

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- 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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