

S.4511

Northallerton  
Estate  
Agency 

**15 FIR LODGE COURT**  
**NORTHALLERTON, NORTH YORKSHIRE DL7 8TZ**



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS  
FIRST FLOOR, TWO BEDROOMED APARTMENT WITHIN WALKING  
DISTANCE OF NORTHALLERTON TOWN CENTRE**

- Refurbished by previous owner
- Modern, fully fitted Kitchen
- Quality fitted Shower Room
- UPVC Sealed Unit Double Glazing
- Intelligent Electric Heating
- Private Parking

**PRICE: OFFERS IN THE REGION OF £140,000**  
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

# 15 Fir Lodge Court, Northallerton DL7 8TZ

## SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Bedale	7 miles	Yarm	13 miles
Richmond	14 miles	Catterick	10 miles

**Fir Lodge Court** is very conveniently situated on South Parade, the southern end of the High Street in a much sought after and highly desirable North Yorkshire Town of Northallerton the County Town of North Yorkshire. The property is within walking distance of the Town Centre, the Railway Station, County Hall, Friarage Hospital, all local amenities and village amenities at Romanby.

Northallerton Town Centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets and the property itself is within the catchment area for a number of renowned schools within the town which boasts an enviable reputation.

Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property 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 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.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

## 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 Schools within the area including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation. 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.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

## DESCRIPTION

The property comprises an immaculately appointed, well laid out and spacious, superbly refurbished 2-bedroomed superior apartment situated in a purpose built development within walking distance of Northallerton Town Centre, the Railway Station, Library, County Hall and all local amenities. The property has, under the previous ownership, been fully refurbished and comes with the benefit of a quality fitted, modern kitchen, quality fully fitted shower room, UPVC sealed unit double glazing throughout and intelligent electric heating.

The property looks out to the front onto South Parade and up towards the High Street. The property is approached through a communal front door with security intercom and remote locking with access to first floor via good staircase with additional stair lift should the purchasers need it.

The offering of 15 Fir Lodge provides an all too rare opportunity for a discerning purchaser to acquire a superior two bedroomed apartment in a highly sought after and very convenient residential location of Northallerton.

The property under the present ownership has been rewired.

## ACCOMMODATION

### Communal Stairway

Stairs to first floor with wrought iron support and mahogany balustrade. There is a stairlift to first floor.

In through hardwood front door with brass door furniture into:

### Entrance Hall

2.76m x 1.90m (9'1" x 6'3")

With a coved ceiling and centre ceiling light point. Fitted book shelving. Wall mounted dressing mirror. Wall mounted intercom telephone. Door to:

### Cloaks Cupboard

1.18m x 1.37m (3'11" x 4'6")

With good shelving. Ceiling light point.

### Sitting Room

5.33m x 3.76m (17'6" x 12'4") narrowing to 2.56m (8'5")

Coved ceiling. Four wall light points. Wall mounted intelligent electric Rointe heater. Telephone and TV points. Window to side and large UPVC sealed unit double glazed bay window providing an excellent area for desk with great views onto South Parade.

### Kitchen Diner

2.33m x 3.76m (7'8" x 12'4")

Enjoying a quality Howdens fitted modern kitchen comprising an off white with chrome door furniture extensive range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl granite effect composite sink unit with mixer tap over. Fully tiled splashbacks. Space and point for electric cooker. Space and plumbing for washer. Space for fridge freezer. Coved ceiling. Centre ceiling light point. Wall mounted Rointe intelligent electric heater. Inset extractor over hob.

### Bedroom No. 1

4.37m x 3.22m (14'4" x 10'7") narrowing to 1.44m (4'9")

An irregular shape having white wall length quality fitted bedroom furniture comprising 2 x double robes with hanging and shelving. Wall mounted dressing mirror. TV and telephone points. Wall mounted Rointe intelligent electric heater. Windows to two sides providing a nice degree of natural light. Coved ceiling and centre ceiling light point.

### Bedroom No. 2

3.30m x 1.90m (10'10" x 6'3")

Presently laid out as a dressing room with wall length fitted bedroom furniture comprising 2 x double robes with hanging rails and shelves storage over together with shelved full height cupboard to one end. Coved ceiling. Centre ceiling light point. Wall mounted dressing mirror. Wall mounted Rointe intelligent electric heater.

### Shower Room

3.22m x 1.69m (10'7" x 5'7")

With fully tiled walls with contrasting tile at dado height. Laminate floor. Fully fitted shower cubicle with Mira Sport electric power shower. Shower panel sides and sliding curved doors to front with fitted seat in shower. Matching pedestal wash basin with mixer tap. Duoflush WC. Coved ceiling. Centre ceiling light point. Wall mounted electric chrome heated towel rail / radiator. Airing cupboard housing an Elson electrically

heated combination hot water storage unit with twin immersion heaters. Shaver mirror and light.

### OUTSIDE

There is a substantial amount of private parking, secluded bin and drying areas, well maintained communal areas.

### GENERAL REMARKS & STIPULATIONS

#### VIEWING

By appointment through Northallerton Estate Agency – Tel: 01609 771959.

#### TENURE

Leasehold with 999 years to run, with approximately 960 years still to go.

#### MANAGEMENT CHARGES

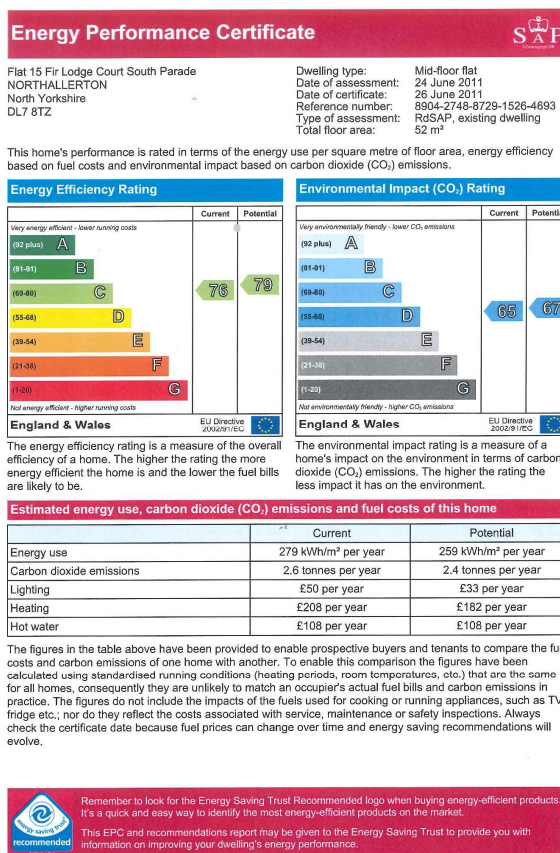
The current Management Charges are £450 per calendar year although we are informed that these may be reviewed in a minor way by the Management Committee at the next review.

#### COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1249.60**.

#### SERVICES

Mains water, electricity and drainage.







#### 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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