

S.4598

Northallerton
Estate
Agency 

7 APPLGARTH COURT NORTHALLERTON DL7 8NT



**A Well Laid Out One Bedroomed Ground Floor Retirement Apartment
Situated in a Much Sought-After Development with Attractive Maintained
Gardens & Grounds Within Walking Distance of Excellent Local Amenities**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Attractively Presented Throughout
- Nicely Fitted Kitchen – Bath/Shower Room
- Quiet Position with Views over Gardens
- Designated Parking / Over 55's Only

Offers in the Region of: £100,000 (Serious Offers Considered)

7 Applegarth Court, Northallerton DL7 8NT

SITUATION

Bedale	7 miles	Thirsk	7 miles
Darlington	14 miles	Teesside	17 miles
A1	6 miles	A19	6 miles

(All distances are approximate)

Applegarth Court is very conveniently situated nicely set back from the High Street and the houses are much sought after in the popular market town of Northallerton, the county town of North Yorkshire.

The property is within very convenient walking distance of the town centre and is 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.

AMENITIES

Shopping – within walking distance of the High Street.

Hospital - The Friarage Hospital is within walking distance.

DESCRIPTION

The property comprises a well laid out and spacious ground floor purpose built one-bedroomed ground floor purpose built apartment in this much sought after highly desirable, very conveniently positioned over 55's development in the heart of Northallerton.

The property enjoys the benefit of UPVC sealed unit double glazing and electric night storage heating. It occupies a very nice position in a quiet little area with views out onto the well maintained lawned gardens and grounds.

It is approached off the main parking along a flagged pathway to the front door which is UPVC double glazed with upper etched glass panels leading into:

Entrance Vestibule
0.86m x 0.98m (2'10" x 3'3")

Ceiling light point. Step up and in through hardwood inner door into:

Living Room
4.90m x 4.90m (16'1" x 9'9")

With two ceiling light points. Picture window with additional windows to side looking out onto rear garden area. Dimplex night storage heater. TV, telephone and intercom points. Glazed door leading into:

Kitchen
2.99m x 1.85m (9'10" x 6'1")

With picture window looking over garden area. Ceiling light point. Fitted range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap. Space and plumbing for washer. Space for fridge freezer. Unit inset Indesit schott ceran four ring electric hob with a Creda Cordialle electric oven and grill beneath. Tiled splashbacks. Fitted breakfast bar. Door from living room gives access to:

Inner Hallway
3.96m x 0.91m (13' x 3')

Ceiling light point. Wall mounted Creda night storage heater. Inner recess giving access to airing cupboard housing cylinder with twin immersion heaters. Door to deep store cupboard 5'4" x 3'1". Further cupboard 9'3" x 3' with storage and light point. Door to:

Bathroom
1.98m x 2.00m (6'6" x 6'7")

White suite comprising panelled bath, fully tiled around with a wall mounted Santon electric shower. Wall mounted Greenwood Airvac extractor fan. Concealed cistern WC. Unit inset wash basin with cupboard storage beneath. Shaver light, mirror and socket. Dimplex electric heater. Heated electric towel rail. Light point.

Bedroom
3.93m x 2.61m (12'11" x 8'7")

Enjoying a fitted range of bedroom furniture comprising two double wardrobes, over bed cupboard storage and unit matched dressing table with drawers beneath and adjacent matching four drawer chest of drawers. Ceiling light point. Dimplex night storage heater. Telephone point. Window overlooking garden.

GENERAL REMARKS & STIPULATIONS

VIEWING:

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

TENURE:

Leasehold.

SERVICES:

Mains Water, Electricity & Night Storage Heating.

LOCAL AUTHORITY:

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

COUNCIL TAX BAND:

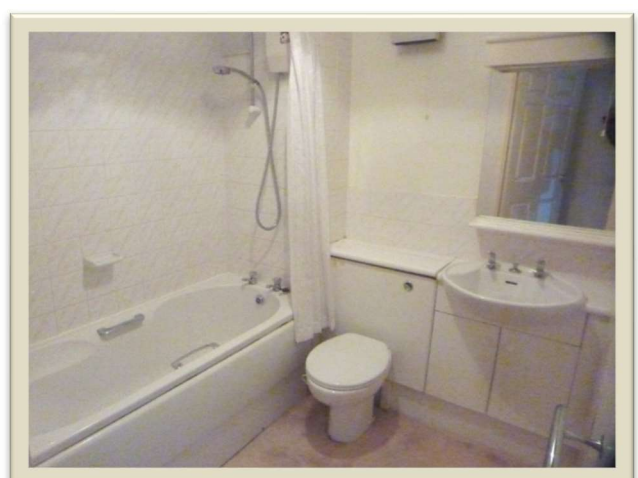
We are verbally informed by Hambleton District Council that the Council Tax Band **B**. Please check with Hambleton District Council for the new annual charges.

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. Please check with the management company of this charge.

OCCUPATION:

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



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.