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**Northallerton**  
**Estate**  
**Agency** 

**VALGRADOR**  
**17 APPEGARTH COURT, NORTHALLERTON DL7 8NT**



**An Immaculately Presented, Completely Refurbished One Bedroomed Ground Floor Apartment in Purpose Built Block in Particularly Convenient Location**

- Superior One Bedroomed Apartment
- UPVC Sealed Unit Double Glazing
- Intelligent Electric Heating
- Newly Fitted Kitchen
- Quality Fitted Shower Room
- Attractive Communal Gardens / Private Parking

**Offers in the Region of £115,000**  
**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# Valgrador, 17 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

**Valgrador, 17 Applegarth Court** comprises a ground floor, superior one bedroomed newly refurbished apartment in this purpose built development. The property comprises a well laid out and spacious, immaculately presented ground floor apartment which has recently been refurbished and now enjoys the benefit of UPVC sealed unit double glazing, intelligent electric heating together with quality newly fitted kitchen and attractively presented bathroom. The property comes newly decorated with new floor coverings throughout. Additionally, from the sitting room it enjoys full height French door out to the adjacent communal gardens and grounds. The property enjoys the benefit of private off road parking and is within walking distance of the town centre and excellent local amenities in the heart of the town. The property is available to over 55's and early inspection is recommended to fully appreciate the property, its position and presentation.

## ACCOMMODATION

In off the communal parking with a nice seating area to the front of the property. Newly decorated and carpeted throughout. Up flagged pathway to:

### Covered Entrance

With a quarry tiled floor. Flush mounted ceiling light point. In through composite UPVC sealed unit double glazed door with central etched glass panels. Clear glass windows to side. Lead into:

### Hallway

**4.59m x 0.93m (15'1" x 3'1") with a recess 0.98m x 0.93m (3'3" x 3'1")**  
Laid wood floor. Ceiling light point. BT Openreach master socket. Useful store cupboard. Door to:

### Living Room

**2.91m x 4.95m (9'7" x 16'3")**  
Enjoying the benefit of two ceiling light points. Intercom telephone point. TV point. Floor mounted Creda night store heater. To the rear of the room is a full height UPVC sealed unit double glazed French door out to communal rear gardens and a pathway around. Archway to:

### Kitchen

**2.96m x 1.85m (9'9" x 6'1")**  
Newly fitted kitchen comprising attractive range of easy close base and wall cupboards. Wood effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring Belling schott ceran electric hob with Belling brushed and steel oven and grill beneath. Space and plumbing for washing machine. Space for under counter fridge. White tiled splashback. Brushed steel extractor over hob. Centre light tube. Double glazed window providing nice degree of natural light and looking out again onto the rear communal gardens.

Door off Living Room into:

### Understairs Store Cupboard.

**2.81m x 0.89m (9'3" x 2'11")**  
Ceiling light point.

### Double Bedroom

**3.93m x 2.59m (12'11" x 8'6")**  
Centre ceiling light point. Wall mounted Gabarron smart panel convector heater.

### Shower Room

**2.00m x 1.98m (6'7" x 6'6")**  
Enjoying the benefit of a easy access good sized shower cubicle with fitted Mira shower seat. Shower panelled around with a Bristan thermostatically controlled mains bar shower. Panelled ceiling with inset extractor and light. Recessed inset quality heritage sink with easy turn taps. Mirrored splashback. Fully tiled around with a spot light over. Low level duoflush WC. Wall mounted electric heated towel rail. Tiled floor. Flush mounted ceiling light point.

### Airing Cupboard

**1.01m x 0.94m (3'4" x 3'1")**  
Which enjoys space for additional appliance. Power point. Wall mounted Ariston electric heater.

## **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:**

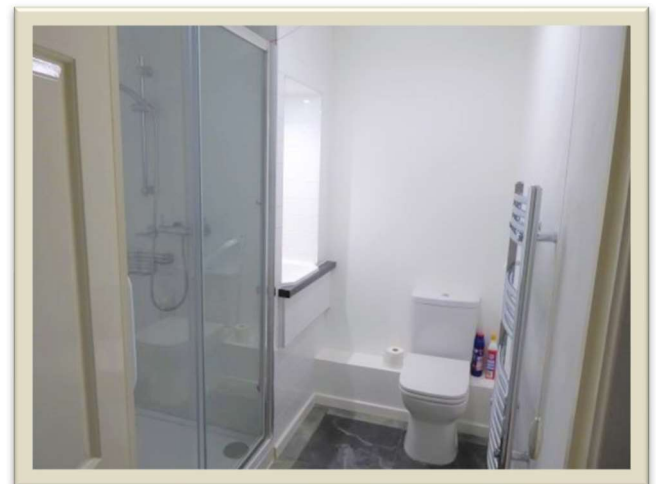
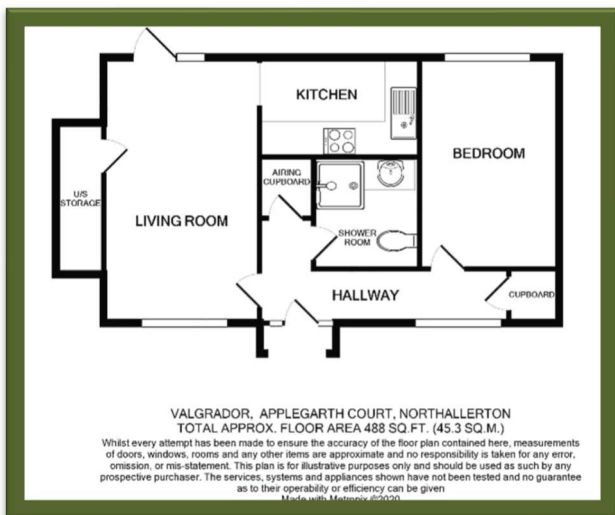
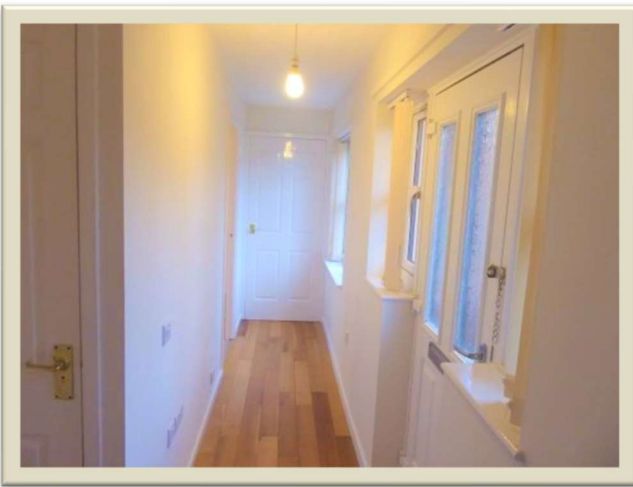
We are verbally informed by Hambleton District Council that the Council Tax Band **B**. Please check with Hambleton District Council for the new annual charges.

### **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 to confirm 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, warranties 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.