



10 KILNWICK COURT, NORTHALLERTON

OFFERS IN EXCESS OF £100,000



Northallerton  
Estate Agency





# Kilnwick Court

Northallerton, DL7 8XS

PROPERTY COMPRISES OF A GROUND FLOOR 2-BEDROOM APARTMENT IN A PURPOSE-BUILT BLOCK WITHIN EASY WALKING DISTANCE OF NORTHALLERTON TRAIN STATION, HIGH STREET AND A NUMBER OF AMENITIES. CLOSE DISTANCE TO A1, A19 AND SURROUNDING AREAS. ENJOYS A MIX OF WOODEN EFFECT UPVC DOUBLE-GLAZING WINDOWS AND DOORS WITH NIGHT STORAGE HEATING.

- 2-BEDROOM APARTMENT
- COUNCIL TAX BAND B
- WALKING DISTANCE OF LOCAL AMENITIES
- FIRST FLOOR
- HIGHLY SOUGHT AFTER AREA
- GOOD SIZE



## ENTRANCE

COMMUNAL DOORWAYS INTO A WELL-MAINTAINED COMMUNAL AREA, THROUGH FRONT DOOR INTO ENTRANCE HALL, CEILING LIGHT POINT, NIGHT STORAGE HEATER, USEFUL DOOR TO AIRING CUPBOARD WITH CYLINDER AND EMERSON HEATER WITH SHELF STORAGE AROUND.

## LIVING/DINING ROOM

CEILING LIGHT POINT, COVED CEILING, NIGHT STORAGE HEATER, TV AND PHONE POINT. DINING AREA ENJOYS CEILING LIGHT POINT, BT OPENREACH POINT, NIGHT STORAGE HEATER.

## KITCHEN

RANGE OF BASE AND WALL CUPBOARDS, GRANITE WORKSURFACE WITH INSET 1 AND ½ BOWL SINGLE DRAIN STAINLESS STEEL SINK UNIT, SPACE FOR ELECTRIC COOKER, SPACE AND PLUMBING FOR WASHING MACHINE AND SPACE FOR ADDITIONAL APPLIANCE, SPACE FOR TABLE, STRIP CEILING LIGHT POINT, TILED SPLASHBACKS.

## BEDROOM 1

FITTED WALL LENGTH WARDROBE WITH SLIDING DOORS TO FRONT WITH INTERNAL SHELVES AND RAILS WITH CUPBOARD OVER, CEILING LIGHT POINT, NIGHT STORAGE HEATER, TV POINT.

## BEDROOM 2

NIGHT STORAGE HEATER, CEILING LIGHT POINT.

## SHOWER ROOM

FULLY TILED SHOWER CUBICLE WITH TILED DRYING AREA, TRITON ELECTRIC SHOWER, DUO FLUSH TOILET, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH, WALL MOUNTED SHAVER MIRROR AND SOCKET, WALL MOUNTED ELECTRIC HEATER, 2 CEILING LIGHT POINT, LINO FLOOR.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- TEL. NO. 01609 771959

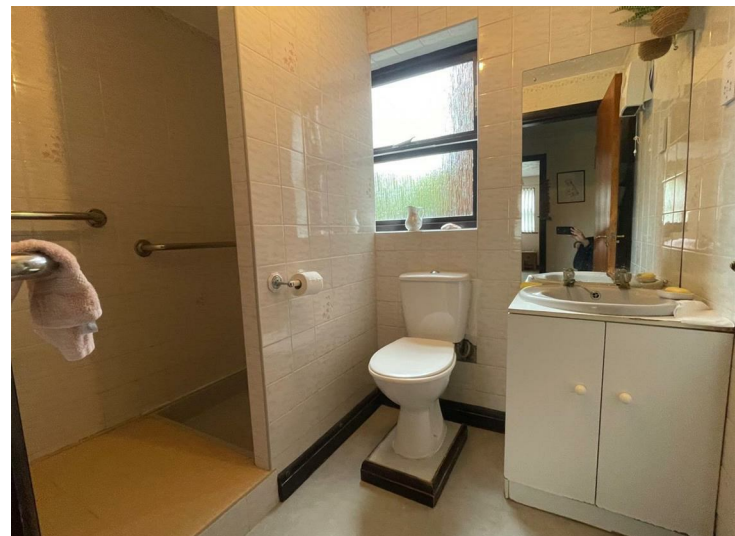
TENURE - LEASEHOLD

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE

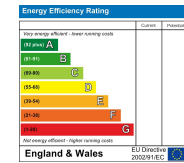
NYCC TAX BAND - B

EPC - TBC





Call us to arrange a viewing on **01609 771959**



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