

Fir Lodge Court Northallerton DL7 8TZ



An Attractively Appointed Two Bedroomed 2nd Floor Apartment Situated in a Central & Convenient Location Close to the Town Centre

- UPVC Sealed Unit Double Glazing
- Attractive Two Bed Apartment
- Stair Lift
- Private Parking
- Economy 7 Heating
- Attractively Fitted Out
- Block Paved Courtyard

Offers In The Region Of £135,000

Situation

17 miles Darlington 16 miles
Thirsk 7 miles York 30 miles
A.19 8 miles Teesside 17 miles
Catterick 9 miles Bedale 7 miles
(All distances are approximate)

Fir Lodge Court is attractively situated close to the head of South Parade just outside the centre of the Town Centre. It is one of the most sought after and highly desirable residential areas of Northallerton, comprising a number of Victorian Terraces and detached houses arranged along the parade which is tree lined to one side.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping 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 area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK.

Entrance Hall

There is a Communal Entrance Hall and Stairs with stair lifts leading to the Second Floor Landing.

With corniced ceiling, night storage heater with cover, built in shelved store cupboard.

Lounge/Dining Room

14'9" x 12'

With bay window to the front, wood laminate floor, granite effect and white wood fire surround, night storage heater, corniced ceiling, four wall lights. A French Door opens from the bay onto a balcony with wrought iron railings and space for a small table and chairs.



Kitchen

11' x 8'1"

With refitted range of beech wall and floor units incorporating glass fronted display cabinet and integral Indesit dishwasher, roll edge worktops with inset 1½ bowl stainless steel sink unit, ceramic tiled surrounds, Creda Concept cooker with halogen hob and built in double oven, stainless steel cooker hood over, corniced ceiling, tile effect laminate floor, plumbing for automatic washer.

Bedroom No. 1

13'4" x 8'8"

With window to rear, corniced ceiling, night storage heater.

Bedroom No. 2

10'3" x 7'1"

With window to rear, electric panel radiator and corniced ceiling.

Bathroom

Recently fitted white bathroom suite with fully tiled walls, suite comprising bath with Mira Sport electric shower over, pedestal basin, low level WC, corniced ceiling, extractor fan, electric panelled radiator, built in airing cupboard.

Outside

Shared block paved driveway and Courtyard with communal parking.

General Remark & Stipulations

VIEWING

Through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Electricity, Water and Drainage.

TENURE

Leasehold with 974 years left to run on the lease.

SERVICE CHARGE

There is a service charge of £1440.00 per annum.

LOCAL AUTHORITY

North Yorkshire Council,

COUNCIL TAX BAND

Council Tax Band is Band B.

EPC RATING - C



COMMITMENT

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- 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.
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