



FLAT 3, SOUTH PARADE, NORTHALLERTON

OFFERS IN THE REGION OF £150,000



Northallerton
Estate Agency



South Parade

Northallerton, DL7 8TZ

THIS FIRST FLOOR 2-BED APARTMENT ENJOYS THE BENEFIT OF A WELL LAID OUT SPACIOUS PROPERTY WITH A STAIRLIFT, OFF ROAD PARKING, DOUBLE GLAZING, QUALITY KITCHEN AND BATHROOM, ELECTRIC HEATING THROUGHOUT, VERANDA TO THE FRONT OF THE APARTMENT GIVING VIEWS TO SOUTH PARADE AND PERFECT FOR WATCHING THE WORLD GO BY AS A COFFEE AREA AND GIVES AN AMPLE AMOUNT OF LIGHT INTO THE LIVING ROOM. WALKING DISTANCE TO TOWN, SHOPS, BUS STOP AND TRAIN STATION.

- 2 BED APARTMENT
- WALKING DISTANCE FROM TOWN
- VERANDA LOOKING OVER SOUTH PARADE
- HIGHLY SOUGHT AFTER AREA
- ACCESSIBLE TO BUS STOP AND TRAIN STATION
- OFF ROAD PARKING



ENTRANCE

COMMUNAL FRONT DOOR WITH INTERCOM SYSTEM, INTO A GOOD-SIZED ENTRANCE HALL WITH STAIRS TO FIRST FLOOR WITH THE ADVANTAGE OF A STAIRLIFT. COMMUNAL FIRST FLOOR LANDING, MAHOGANY PANELLED FRONT DOOR INTO ENTRANCE HALL WITH 2 CEILING LIGHT POINTS, COVED CEILING, WALL MOUNTED STORAGE HEATER, BT OPENREACH SOCKET, GOOD DEEP STORAGE CUPBOARD WITH SHELVES AND CLOAK HANGING.

LIVING ROOM

ENJOYS THE BENEFIT OF FRONT DEEP BAY WITH DOOR OUT ONTO VERANDA, MAIN ROOM ENJOYS 4 WALL LIGHT POINTS TV, SATELLITE AND PHONE POINT, NIGHT STORAGE HEATER, BAY WINDOW ENJOYS WINDOWS TO 2 SIDES WITH THE OTHER HAVING FULL LENGTH FRENCH DOORS LEADING OUT TO A VERANDA WHICH IS SURROUNDED BY WROUGHT IRON HALF HIGHT ON TOP OF A BRICK BASE. FLOOR HAS LAID ASTROTURF AND PROVIDES A GREAT OUTDOOR AREA OR COFFEE AREA WITH GREAT VIEWS SOUTH PARADE GIVING A VERY AIRY FEEL.

KITCHEN

RANGE OF OFF-WHITE BASE AND WALL UNITS, WOOD EFFECT WORKSURFACE, INSET ONE AND A HALF BOWL SINGLE DRAIN STAINLESS STEEL SINK WITH QUALITY MIXER TAPS OVER, UNIT INSET 4 RING CERAMIC HOB, ELECTRIC OVEN/GRILL BENEATH, INSET UNIT MATCHED DOOR FRONTED FRIDGE/FREEZER, SPACE AND PLUMBING FOR WASHER, EXTRACTOR OVER OVEN WITH

LIGHT, TILED SPLASHBACKS, CUSHION VINYL FLOOR, CENTRE CEILING LIGHT POINT.

BEDROOM 1

BUILT IN DOUBLE WARDROBE WITH SHELVES AND RAILS, MATCHING BEDSIDE TABLES, CEILING LIGHT POINT, STORAGE HEATER, PHONE AND TV POINT.

BEDROOM 2

SLIMLINE ELECTRIC HEATER, CEILING LIGHT POINT, COVED CEILING.

BATHROOM

CUSHION VINYL FLOOR, HALF TILED WALLS TO 3 SIDES WITH FULLY TILED SHOWER AREA, BATH WITH ELECTRIC SHOWER OVER WHITE SUITE WITH QUALITY MIXER TAPS, DUO FLUSH TOILET, QUALITY WASHBASIN WITH TAPS, WALL MOUNTED MIRROR FRONTED CABINET, SLIMLINE WALL MOUNTED ELECTRIC HEATER, BUILT IN AIRING CUPBOARD HOUSING LIGHT CYLINDER WITH TWIN EMERSONS AND SELVES OVER, CEILING LIGHT POINT.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - TEL. NO. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

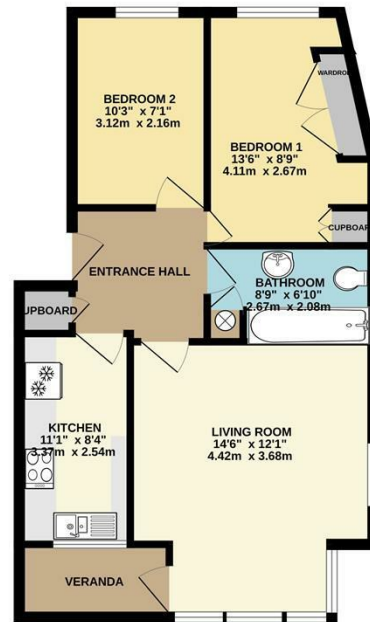
NYCC TAX BAND - B

EPC - TBC



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

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



FLAT 3, FIR LODGE, SOUTH PARADE, NORTHALLERTON, DL7 8TZ

TOTAL FLOOR AREA: 534 sq. ft. (49.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Any energy efficient - lower running costs			
101-120 kWh/m ² A			
81-100 kWh/m ² B			
61-80 kWh/m ² C			
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
Below 1 kWh/m ² G			
Any energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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