



BISHOPSGARTH, NORTHALLERTON, DL7

£112,000



Northallerton
Estate Agency



Bishopsgarth

Northallerton, DL7

ONE BEDROOMED FLAT RECENTLY REFURBISHED TO A HIGH STANDARD WITHIN WALKING DISTANCE OF THE TOWN CENTRE OF NORTHALLERTON.

- **IMMACULATELY PRESENTED**
 - **NEW BATHROOM**
 - **GREAT LOCATION**
- **NEW FLOORINGS**
 - **NEW KITCHEN**
 - **DESIGNATED PARKING**



LEADING IN FROM A COMMUNAL ENTRANCE AND STAIRCASE THE PROPERTY ENJOYS A SMALL ENTRANCE HALL WITH ATTIC ACCESS AND AN AIRING CUPBOARD WITH TWIN IMMERSION HEATERS. THE PROPERTY IS HEATED BY CREDA NIGHT STORAGE HEATERS. THE FRONT ROOM IS SPACIOUS AND LIGHT WITH UPVC DOUBLE GLAZED WINDOW, INTERNET AND TV POINT. BOTH THE BEDROOM, HALLWAY AND LIVING ROOM HAVE RECENTLY FITTED NEW CARPETS. THERE IS A STYLISH MODERN KITCHEN WITH A FITTED FOUR RING EURO KERA HOB AND BRUSHED STEEL SINGLE OVEN AND GRILL BENEATH. THERE IS SPACE AND PLUMBING FOR A WASHING MACHINE AND SPACE FOR AN UNDER COUNTER FRIDGE AND FREEZER. FINISHED TO A HIGH STANDARD WITH A GRANITE EFFECT WORK SURFACE. THE FLAT BOASTS A BRAND NEW SHOWER ROOM, WITH A LARGE WALK IN SHOWER, FULLY TILED FLOORING, A SINK UNIT WITH UNDER NEATH STORAGE AND MATCHING W/C. THE FLAT HAS THE BENEFIT OF A DESIGNATED PARKING SPACE AND A PATIO AREA AT THE BACK FOR CLOTHES DRYING.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

TENURE

Leasehold 966 Years Left

SERVICES

Mains Water, Electricity and Drainage.

COUNCIL TAX BAND

North Yorkshire Council Tax Band is A.

EPC RATING - C



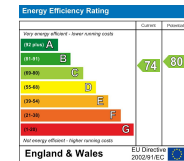
Call us to arrange a viewing on **01609 771959**



BISHOPSGARTH, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 374 sq.ft. (34.7 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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operation or efficiency can be given. Issue with reference 102024.



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- 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.

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