

**Northallerton Road
Northallerton
DL6 2QA**



SPACIOUS 2 BEDROOM FLAT IN SOUGHT AFTER VILLAGE LOCATION

- Newly Decorated
- Gas Fired Central Heating
- Generously Proportioned Accommodation
- Brand New Quality Bathroom with Shower
- Within Easy Reach of Local Amenities
- Chain Free

Offers In The Region Of £90,000

Situation

Northallerton ½ mile Thirsk 7 ½ miles
Darlington 16 miles A.19 7 miles
Bedale 9 miles Teesside 16 miles
A.1 8 miles York 30 miles
Ripon 16 miles Richmond 15 miles
(All distances are approximate)

Flat 2, 89 Northallerton Road, Brompton is pleasantly situated midway between Northallerton and Brompton in an attractive position with views over Northallerton Rugby Club playing fields and within walking distance of the attractive village centre at Brompton and the thriving and popular market town of Northallerton.

The property enjoys a pleasant position, nicely set back from the minor road that runs through to Brompton close to attractive open countryside

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, Tyneside, York and Darlington.

The village of Brompton enjoys a good range of local amenities extending to Primary School, Public Houses, Shops and Churches together with locally renowned Restaurant. The local market town of Northallerton is within 2 miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping.

The village is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

Entrance Vestibule

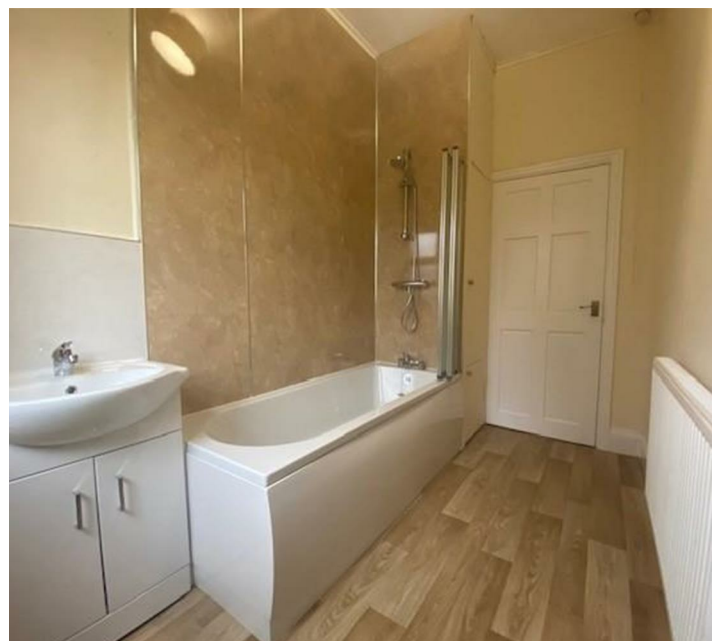
6'10" x 2'9"

Ceiling light point. Stairs to first floor with painted balustrade leading up to:

First Floor Landing

14'10" x 7'1"

With centre ceiling light point. Two store cupboards. Door to:



Sitting Room

13'7" x 13'8"

With coved ceiling. Centre ceiling light point. Double radiator. Telephone point. TV point. Door through to:

Kitchen/Diner

10'0" x 13'7"

With tile effect floor. Ceiling light point. Fitted range of base and wall cupboards with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space for electric cooker. Space for fridge freezer. Double radiator. Central space for table. Tiled splashback.

Bedroom No. 1

14'8" x 12'8"

Centre ceiling light point. Double radiator. TV point. Windows to two sides. Wall mounted Baxi Duotech gas fired central heating boiler.

Bedroom No. 2

9'0" x 7'2"

Coved ceiling. Ceiling light point. Double radiator.

Bathroom

10'5" x 5'7"

With suite comprising newly fitted bath, WC, sink unit and over bath shower.

General Remarks & Stipulations

VIEWING

By arrangement through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

North Yorkshire Council.

COUNCIL TAX BAND

Council Tax Band A.

EPC

The EPC rating is C. Valid until March 2027.

LEASEHOLD

On a 99 year lease.





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, 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. 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.