

S.3985

Northallerton
Estate
Agency 

11 BAILEY COURT NORTHALLERTON DL7 8PR



AN ATTRACTIVELY PRESENTED ONE BEDROOMED GROUND FLOOR APARTMENT IN CONVENIENT LOCATION

- Nicely Presented 1-Bed Accommodation
- UPVC Sealed Unit Double Glazing
- Electric Heating
- Garden to Rear
- Convenient Location
- Within Walking Distance of Town Centre
- Designated Parking Space

Offers in the Region of £102,000

11 BAILEY COURT, NORTHALLERTON

SITUATION

The property is conveniently situated within walking distance of Northallerton Town Centre, the park and all local amenities. Northallerton is a popular market town, being the County Town of North Yorkshire and enjoys an excellent range of medical, recreational and educational facilities, all of which are within walking distance of the property.

AMENITIES

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romany (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area.

Walking and Cycling – The area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington. Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a one bedroomed, ground floor flat with UPVC sealed unit double glazing. To the front is chippings seating area. There is a pathway to the front door and there is post and rail fencing around the front garden with inset shrubberies. To the rear is a lawned garden with a raised decking area and useful garden shed. There is close boarded fencing to two sides, hedging to one side Pedestrian access at the rear which opens out onto the communal drying area. There is a designated parking space with this property.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central leaded and etched glass light into:

Entrance Hall
2.74m x 0.86m (9' x 2'10")

With ceiling light point. Understairs store cupboard. Door to Living Room and:

Bathroom
1.67m x 2.18m (5'6" x 7'2")

With suite comprising painted panelled bath. Fully tiled with Redring Active 3205 electric power shower over. Wall mounted Advent extractor fan. Matching pedestal wash basin and WC. Light. Wall mounted electric heater.

Living Room
4.34m x 3.27m (14'3" x 10'9")

With wall mounted Dimplex night storage heater. Ceiling light point. TV point. Sky point. Door to:

Bedroom
3.17m x 3.10m (10'5" x 10'2")

With built in range of bedroom furniture comprising 2 double wardrobes. Chest of drawers. Built in desk area with shelving and spotlighting over. Dimplex night storage heater. Ceiling light point.

Kitchen
3.10m x 2.28m (10'2" x 7'6")

Attractive kitchen comprising good range of base and wall cupboards, built in drawers, work surface with inset single drainer, single bowl stainless steel sink unit, electric cooker. space and plumbing for auto wash. Space for additional appliance. Built in unit matched breakfast bar. Ceiling light point. Built in airing cupboard housing cylinder with twin immersion heaters and hot water boost switch. UPVC sealed unit double glazed door to rear.

Gardens

To the front is chippings seating area. There is a pathway to the front door and there is post and rail fencing around the front garden with inset shrubberies. To the rear is a lawned garden with a raised decking area and useful garden shed. There is close boarded fencing to two sides, hedging to one side Pedestrian access at the rear which opens out onto the communal drying area. There is a designated parking space with this property.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

All mains services.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is A.

TENURE

Leasehold with years left to run.



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.

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