

S.4312

Northallerton
Estate
Agency 

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY

13 KILNWICK COURT
NORTHALLERTON DL7 8XS



An Immaculately Presented, Well Laid Out & Spacious, Superior 2-Bedroomed First Floor Apartment Situated in a Highly Accessible & Convenient Location

- Immaculately Presented Accommodation
- Quality Fitted Kitchen & Shower Room
- Much Sought After Location
- Convenient for Local Amenities
- Within Walking Distance of the Town
- Convenient for Railway Station

RENT: £550 PER CALENDAR MONTH

13 KILNWICK COURT, NORTHALLERTON DL7 8XS

SITUATION

A.1	6 miles	A.19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles
Richmond	16 miles	Bedale	7 miles

(All distances are approximate)

13 Kilwick Court is conveniently and attractively situated nicely set back from Boroughbridge Road in a much sought after and highly desirable residential area of Northallerton close to the Railway Station and County Hall.

The nearby village of Romanby which is within walking distance has a good range of Churches, Shops, Primary Schools and Public House, whilst Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with weekly markets and varied shopping.

Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major centres for shopping are situated at York, Teesside and Middlesbrough.

Northallerton enjoys excellent commuting via the A1 and A19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

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

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, cycling, fishing and shooting.

AMENITIES

Fishing - the property is attractively placed in an area renowned for its quality fishing both coarse and game. Additionally the property lies between the North Yorkshire Moors and the North Yorkshire Dales National Park where many renowned leisure activities are to be enjoyed.

Racing – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington

Communications – the property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunity.

Schools – The area is well served by good state and independent schools. Local Primary School in Romanby plus local Primary and Comprehensive Schools at Northallerton, Thirsk and Richmond. Independent schools to be found at Teesside, Yarm, Barnard Castle, Polam Hall (Darlington) and Queen Mary's at Baldersby.

DESCRIPTION

13 Kilwick Court comprises an attractive first floor apartment in a convenient and very accessible location. Internally the apartment is very spacious throughout and has well laid out light and airy accommodation.

ACCOMMODATION

In from the communal hallway through hardwood front door with brass door furniture into:

Entrance Hall

20' 0" x 3' 5" (6.10m x 1.04m) widening to 5' 10" (1.77m) in the Entrance way

Ceiling light point. Cloaks hanging hooks. Additional ceiling light point in the Hallway and a night storage heater together with built in airing cupboard housing lagged cylinder with dual immersion heaters and shelved storage to side.

Breakfast Kitchen

8' 2" x 11' 10" (2.49m x 3.60m)

With an attractive range of light oak fronted Schreiber base and wall cupboards, granite effect work surfaces and inset 1 ½ bowl single drainer stainless steel sink unit with easy turn mixer tap, unit inset Hotpoint electric 4 ring hob with glass fronted electric oven beneath, space and plumbing for auto wash, space for additional appliance, ceiling mounted spot tracks, wall mounted night storage heater, unit matched over hob extractor hood with inset extractor and light and serving hatch through into the Lounge/Diner.

Living Room

27' 6" x 11' 10" (8.37m x 3.60m)

Runs from front to rear and nicely delineates into Sitting and Dining areas with the sitting area enjoying the benefit of coved ceiling, ceiling light point, wall mounted night storage heater, windows to two sides providing a high degree of natural light. The room has a feature fireplace and mantle shelf with a cut marble hearth and back plate, TV point.

The dining area enjoys a continuation of the coved ceiling with ceiling light point, night storage heater, hatch through from Kitchen, telephone point and deep bay window area with windows to three sides providing high degree of natural light.

Bedroom 1**11' 10" x 11' 9" (3.60m x 3.58m) max.**

Wall length bedroom furniture comprising 3 double wardrobes with cloaks hanging rail, shelf storage above and sliding doors to front with central door having full length dressing mirrors. The room has coved ceiling, ceiling light point, wall mounted Creda night storage heater.

Bedroom 2**11' 10" x 7' 11" (3.60m x 2.41m)**

Ceiling light point, night storage heater.

Shower Room**5' 6" x 7' 10" (1.67m x 2.38m)**

Fully tiled walls, coloured suite comprising fully enclosed shower cubicle with curved opening twin doors to front and wall mounted Mira Sport electric shower, pedestal wash basin, WC and bidet, wall mounted mirror fronted bathroom cabinet, ceiling light point, wall mounted shaver mirror and socket, wall mounted electric heater.

OUTSIDE

Extensive parking together with designated drying areas, nicely landscaped grounds and gardens which are well maintained by the Management Company.

GENERAL REMARKS & STIPULATIONS**RENT:**

£550 Per Calendar Month

VIEWING:

Through Northallerton Estate Agency – tel. no. 01609 – 771959

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them together with the sum of **£30** per form/per person.

COUNCIL TAX:

The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is D.

SERVICES:

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, gas, water and telephone.

DECORATION:

The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

AGENT'S FEES:

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180.00**.

BOND

The Tenant will be required to pay a Bond of **£750**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition, and has not caused any damage to the property, subject to normal wear and tear and subject to all rent*s being paid up to date.



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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