

S.4551

Northallerton
Estate
Agency 

22 APPLGARTH COURT NORTHALLERTON DL7 8NT



A Superior 2-Bedroomed First Floor Retirement Apartment Situated on a Much Sought After Development with Attractive Maintained Gardens, Grounds Within Walking Distance of Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Attractively Presented Throughout
- Fully Fitted Quality Modern Kitchen
- Refitted Bath / Shower Room
- Designated Parking / Over 55's Only

Offers in the Region of: £135,000

22 Applegarth Court, Northallerton DL6 8NT

SITUATION

Bedale	7 miles	Thirsk	7 miles
Darlington	14 miles	Teesside	17 miles
A1	6 miles	A19	6 miles
York	30 miles	Richmond	15 miles

(All distances are approximate)

Applegarth Court is very nicely and conveniently situated just off the Applegarth and nicely set back from the High Street in a quiet yet convenient position in this popular highly sought after market town of Northallerton, the county town of North Yorkshire.

The property is within very convenient walking distance of the town centre and all local amenities and close to a comprehensive range of local services and shopping.

The town of Northallerton enjoys a full range of shopping together with twice weekly markets and additional market town shopping is available at Thirsk, Bedale, and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

Northallerton enjoys excellent commuting and transport links via the A1 and A19 trunk roads, both of which are within 7 miles easy travelling of the town and offer access to all the major centres of commerce locally and nationally, and link into the main arterial road networks of the UK. The town is further complimented with an East Coast mainline station linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

Additionally via the Transpennine Line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

There are international airports at Durham, Tees Valley (30 minutes), Newcastle, Leeds Bradford and Manchester.

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

Northallerton enjoys the benefit of a useful leisure centre with pool and gym and golf can be enjoyed at Romanby, Thirsk, Bedale, Darlington and a number of other courses in the area.

AMENITIES

Fishing: The property is attractively placed in an area renowned for its quality fishing both course and game.

Racing: This is to be enjoyed at Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

Golf: To be enjoyed at Romanby (Northallerton), Thirsk, Bedale and Darlington.

COMMUNICATIONS

The property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunities and access to all areas.

DESCRIPTION

The property comprises a spacious and well laid out first floor two bedroomed luxury retirement apartment situated on a purpose built block in a highly sought after residential area of Northallerton. The property under its present ownership has enjoyed improvement and refurbishment of the kitchen and bathroom and is presented in excellent decorative order.

The property situated as it is looks straight over the grounds and gardens and across to the Applegarth.

The property is accessed through a shared front door with stairs up to first floor with twin balustrades leading up to a communal landing serving two apartments with light point and push button hallway lighting.

ACCOMMODATION

In off Landing to:

Living Room

4.69m x 4.49m (15'5" x 14'9") max into bay

Coved ceiling. Centre ceiling rose and light points. Two additional wall light points. Feature mahogany carved fire surround with a cut marble hearth and backplate. Hearth mounted flame effect electric fire. Creda night storage heater. Telephone point. TV point. Intercom for the front door. Lovely views overlooking the front garden and grounds. Multi paned door through to:

Kitchen / Diner

1.98m x 3.98m (6'6" x 13'1")

With an attractive fitted white kitchen with gilded door furniture comprising extensive range of modern base and wall cupboards. Granite effect work surfaces with inset single drainer, 1 ½ bowl stainless steel sink unit with mixer tap. Unit inset Diplomat four ring electric hob with electric glass fronted double oven and grill beneath. Space and point for fridge freezer. Space and plumbing for washer. Unit matched glass front display cabinet. Tiled splashback. Inset ceiling light spots. Opaque glazed window to rear. Under unit kick space heater. Coved ceiling.

Door from the Living Room gives access to:

Inner Hallway

3.30m x 0.98m (10'10" x 3'3")

Coved ceiling. Light point. Attic access. Wall mounted Dimplex electric night storage heater. Telephone point. Built in shelved deep storage cabinet. Built in airing cupboard with twin immersion heater oversized lagged cylinder with shelved storage to front. There is economy seven electricity.

Bedroom No. 1

2.89 x 3.17m (9'6" x 10'5") max into wall length fitted bedroom furniture plus useful recess 0.89m x 0.50m (2'11" x 1'8")

Comprising an excellent range of folding door fronted three double wardrobes with storage and hanging. TV point. Telephone point. Coved ceiling. Centre ceiling rose and light point. Dimplex electric night storage heater. Opaque glazed window to the rear.

Bedroom No. 2

3.91m x 1.95 (12'10" x 6'5") plus fitted double wardrobe

Coved ceiling. Centre ceiling rose and light point. Wall mounted Dimplex electric heater.

Bathroom

1.98m x 1.93m (6'6" x 6'4")

White suite comprising panelled bath fully tiled around with a Triton T100 EM electric power shower. Duoflush WC. Unit inset wash basin with cupboard storage beneath and useful shelved storage to side. Half tiled to remainder of bathroom. Mirror. Heated towel rail. Goldair electric heater. Inset ceiling light spots. Tile effect floor.

Outside

The property enjoys access to and the benefit of good sized, well maintained communal grounds and gardens with numerous well planted established shrubberies, patio and seating areas and designated private parking.

GENERAL REMARKS & STIPULATIONS**VIEWING**

Through the Agents, Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity and Electric Heating.

SERVICE CHARGE

There will be a maintenance charge of £63.00 per month to cover the ground maintenance, external maintenance, window cleaning and buildings insurance. Please check with the management company of this charge.

OCCUPATION

The occupants of the property must be aged 55+ years.

TENURE

Leasehold.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

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



COMMITMENT

Northhallerton 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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