

S.4613

**Northallerton**  
**Estate**  
**Agency** 

**GATEHOUSE APARTMENTS, 49 HIGH STREET  
NORTHALLERTON**



**A Well Laid Out & Spacious, Newly Completed 2-Bedroomed Ground  
Floor Apartment with Parking Space to Rear**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Newly Fitted Kitchen & Bathroom
- Newly Carpeted & Decorated Throughout
- Walking Distance of the Town Centre
- Private Off Road Parking Space

**Offers in the Region Of: £145,000**

# Gatehouse Apartments, 49 High Street, Northallerton

## SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles		

(All distances are approximate)

**The Gatehouse** is situated directly off the High Street opposite the Church close to the centre of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire. From the front this apartment is on the left.

The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire 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 Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire 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 is within an hour of the Coast at Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is located very close to this property.

**Bus Service** – there is a regular bus service to Darlington calling at the villages.

**Schools** – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

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

**Golf** – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington

## DESCRIPTION

The property comprises a ground floor two bedroomed apartment within walking distance of all local amenities and overlooking the Church. The property comes with a parking space, UPVC sealed unit double glazing and gas central heating.

In through composite front door with upper clear glass panels and a moulded surround into:

### Open Plan Living Area

Nicely delineated into sitting, dining and kitchen areas.

#### Living Area

**5.79m x 5.18m (19' x 17') max**

Incorporating a sitting and dining area. Double radiator. TV, telephone and sky points. Two ceiling light points. Dual aspect with twin windows to front, window to side providing a nice degree of natural light.

#### Kitchen Area

**4.88m x 2.96m (16' x 9'9") max**

With a newly fitted quality kitchen comprising white units with granite effect work surfaces. Inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Four ring gas Lamona hob with Lamona brushed steel and glass fan assisted oven beneath. Extractor over. Space and plumbing for washer and dishwasher. Space for fridge and freezer. Inset ceiling light spots. Radiator.

Off the Kitchen is:

#### Rear Hallway

**5.03m x 1.08m (16'6" x 3'7")**

With door to outside. Two ceiling light points.

**Bedroom No. 1**

**2.84m x 5.43m (9'4" x 17'10")**

Two ceiling light points. Double radiator. TV and telephone points. Picture window to side.

**Bedroom No. 2**

**2.94m x 3.25m (9'8" x 10'8")**

Ceiling light point. Radiator. TV point.

**Boiler Cupboard**

**1.67m x 1.13m (5'6" x 3'9")**

With a ceiling light point. Wall mounted Potterton Titanium gas fired combination central heating boiler.

**Bathroom**

**1.77m x 2.66m (5'10" x 8'9")**

Inset ceiling light spots. Wall mounted extractor. White suite comprising panelled bath with bar mains shower over. Hinged glass shower screen. Fully tiled around shower area. Matching pedestal wash basin and duoflush WC. Tiled splashback to washbasin. Radiator.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

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

**SERVICES**

Mains Gas, Electricity & Water.

**MANAGEMENT CHARGE**

£782.01 per annum.

**TENURE**

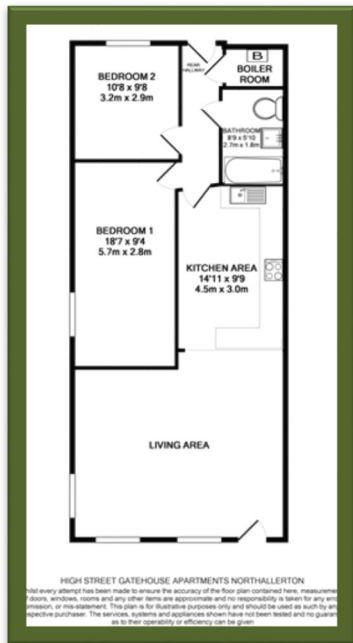
Leasehold on a 125 year lease from 2006.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the council tax band is **B**. The annual charge is **£1186.39**.



#### COMMITMENT

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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. 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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