

S.4618

10 GATEHOUSE
OFF GOSECROFT LANE, NORTHALLERTON



An Immaculately Presented, Well Laid Out & Spacious, Superior 2-Bedroomed Ground Floor Apartment with Private Parking Space

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Immaculately Presented Throughout
- En Suite Shower Room to Master Bedroom
- Private Parking Space Plus Extra Parking

Offers in the Region of £149,950

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

10 Gatehouse, Off Goosecroft Lane, 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	Richmond	14 miles
Ripon	16 miles		

(All distances are approximate)

10 The Gatehouse is nicely set back from the High Street and enjoys vehicular access off Goosecroft Lane whilst pedestrian access can be gained directly onto the High Street opposite the Church. This puts the property close to the centre of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

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.

DIRECTIONS

Head north up the High Street, turn right into Quaker Lane and first right into Goosecroft Lane. Turn first right off Goosecroft Lane and the apartments are situated at the bottom of the Close on the left hand side.

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. There are a number of Primary Schools within the Northallerton catchment area together with schools in surrounding villages. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), 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 superior well laid out and spacious, immaculately presented 2-bedroomed ground floor apartment which enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating.

Externally it enjoys block paved private parking space with attractive shrub borders around which extend to the front of the property. There is additional communal parking opposite the apartment.

Internally the apartment has been well maintained and improved by the present owners and include the benefit of quality fitted kitchen with a host of quality integrated appliances, good sized sitting room, master bedroom with en suite shower room, second bedroom offering scope for various residential layouts as has previously been utilised as second sitting room/dining room. The property is completed with a substantial family bathroom.

The property is offered chain free and available for early completion. Early inspection recommended to fully appreciate the property's position, presentation and generous accommodation.

ACCOMMODATION

In over block paved into:

Communal Entrance

Mails boxes to side. Ceiling light. In through communal hardwood double glazed door into:

Communal Entrance Hall

Stairs to first floor. Access to apartment. Through hardwood panelled door into:

Entrance Hall

3.55m x 0.98m (11'8" x 3'3")

With ceiling light point. Radiator. Recessed boiler cupboard housing an Ideal Istor gas fired combination central heating boiler. Hallway opens out to:

Inner Hall

3.22m x 2.74m (10'7" x 9')

Giving access to rooms and enjoying the benefit of a corner cloaks cupboard with hanging hooks and light point. Radiator.

Small Recessed Hallway giving access to the Master Bedroom.

Living Room

4.42m x 3.91m (14'6" x 12'10") plus recessed entrance 0.98m x 0.61m (3'3" x 2")

With double glazed sliding patio doors to front with Juliet balcony overlooking parking area. Three wall light points. Double radiator. TV point. Telephone point. Internal Sky point together with Intercom telephone.

Kitchen

2.66m x 2.28m (8'9" x 7'6")

An attractive range of beech fronted shaker type base and wall cupboards with granite effect work surfaces with inset sink unit with mixer tap. Unit inset New World four ring gas hob with New House fan assisted oven beneath. Extractor over hob. Inset fridge and freezer with units matched doors to front. Space and plumbing for washer. Under unit lighting. Ceiling light point. Radiator.

Bedroom No. 1

3.88m x 3.12m (12'9" x 10'3") plus entrance recess

Window to front. Built in, beech fronted triple wardrobes. Ceiling light point. Radiator. TV and telephone points. Door to:

En Suite Shower Room

1.64m x 1.57m (5'5" x 5'2")

Half tiled walls to three sides. Corner fully tiled shower cubicle with glass door and screen. Thermostatically controlled main bar shower. Pedestal wash basin. Matching duo flush WC. Heated towel rail. Inset ceiling light spots. Extractor. Tile effect laminate floor. Mirror fronted bathroom cabinet.

Bedroom No. 2

4.57m x 2.59m (15' x 8'6")

Offering scope for additional sitting / dining room or good sized second bedroom. Ceiling light point. Radiator. Window to front.

Spacious Bathroom

3.22m x 2.3m (10'7" x 7')

With half tiled walls topped with Remy McIntosh tiles. White suite comprising panelled bath with a fitted hinged shower screen. Mains thermostat shower bar shower. Matching pedestal wash basin. Duoflush WC. Inset ceiling light spots. Extractor fan. Mirror fronted bathroom cabinet with shaver socket to side. Heated towel rail.

OUTSIDE

There is a dedicated block paved parking space adjacent to the apartment. There is also additional visitor parking for the complex.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Gas, Electricity & Water.

SERVICE CHARGE

£1051 per annum

TENURE

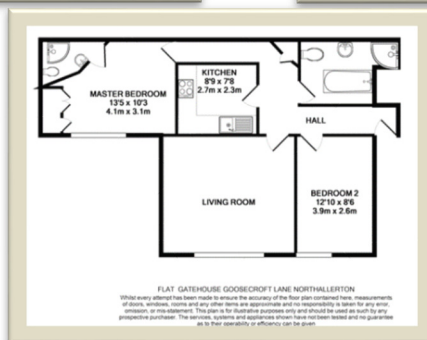
Leasehold on a 125 year lease from 2007. There is a ground rent is £200 per annum.

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

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.