

## 1 APPLGARTH TERRACE NORTHALLERTON DL7 8LH



**An Immaculately Presented, 3-Bedroomed Cottage Situated in Town Centre Location Within Walking Distance of County Hall, the Railway Station and an Excellent Range of Local Amenities**

- UPVC Sealed Unit Double Glazing
- Electric Heating
- Quality Fitted Kitchen & Bathroom
- Immaculately Presented Throughout
- Large Open Plan Living Area to First Floor
- 3 Good Sized Bedrooms

**Offers in the Region of: £125,000**

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

# 1 Applegarth Terrace, Northallerton DL7 8LH

## SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles	Richmond	14 miles
Ripon	16 miles	Yarm	15 miles

(All distances are approximate)

**Applegarth Terrace** is very conveniently situated just off the High Street in a Town Centre location within walking distance of all local amenities and shopping.

The property is within convenient walking distance of County Hall, the Railway Station and good local schooling.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A.1 and A.19 trunk roads both of which are within eight miles of the property. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time and additionally via the Transpennine Line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport. There is a local International Airport at Durham Tees Valley (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

## AMENITIES

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

Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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

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

**Communications** – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

**Schools** - The area is well served by good state and independent schools. The property is within walking distance of a number of local Primary Schools within Northallerton catchment area and the property is within walking distance of the Applegarth School and there are

additional schools in the surrounding villages. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Leisure** - Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

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 offer further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

## DESCRIPTION

The property comprises a brick built with clay tiled roof, modern 3-bedroomed end of terrace town centre cottage enjoying the benefit of UPVC sealed unit double glazing and electric heating.

Externally the property enjoys block paved seating area whilst internally it enjoys well laid out and spacious, immaculately presented 3-bedroomed accommodation with bedrooms and quality fitted bathroom situated on the ground floor whilst to the first floor there is a large open plan living area with nicely delineated kitchen, dining and seating area which enjoy a high degree of natural light. The kitchen area is nicely fitted with a quality kitchen and good appliances.

The offering of **1 Applegarth Terrace** represents an opportunity to acquire a 3-bedroomed property in a town centre location which would be ideal for first time buyers or investors and early inspection is recommended.

## ACCOMMODATION

In through gate at the front onto block set bin store and front patio area. In through wood effect UPVC sealed unit double glazed front door with upper etch bullseye panel into:

### Entrance Hall

**5.86m x 1.75m (19'3" x 5'9") narrowing to 0.86m (2'10") adjacent to stairs**

Laid hardwood laminate floor. Inset ceiling velux. Inset ceiling light spots. Coved ceiling. Stairs to first floor. Wall mounted electric heater. Useful understairs storage cupboard with a pressurised water cylinder.

### Bedroom No. 2

**3.12m x 2.86m (10'3" x 9'5")**

Coved ceiling. Inset ceiling light spots. Wall mounted electric heater. Laid wood laminate floor.

### Bedroom No.1

**4.49m x 2.59m (14'9" x 8'6") plus entrance recess**

Laid wood laminate floor. Inset ceiling light spots. Wall mounted electric heater. Coved ceiling.

### Bedroom No. 3

**3.47m x 2.38m (11'5" x 7'10")**

Laid wood laminate floor. Coved ceiling. Inset ceiling light spots. Wall mounted electric heater.

**Bath & Shower Room****3.10m x 1.72m (10'2" x 5'8")**

Fully tiled walls and floor. Coved ceiling. Inset ceiling light spots. Inset extractor. White suite comprising separate shower cubicle with an Aqualiser mains shower. Tiled panelled bath. Concealed cistern WC with duo flush. Wall mounted wash basin with quality mixer tap. Shaver mirror tiles. Wall mounted electric heated towel rail.

**Stairs to First Floor** with painted spindles. Stain and polished pine balustrade and king posts leading up to:

**Open Plan Living Area****8.55m x 5.15m (28'1" x 16'11") max**

Nicely delineated into kitchen, sitting and dining areas.

The kitchen area enjoying an attractive range of modern base and wall cupboards in white with chrome door furniture. Granite effect work surfaces and splashbacks with inset single drainer,

1 ½ bowl stainless steel sink unit with mixer tap over. Unit inset CDA four ring electric hob. Brushed steel and glass CDA electric oven and grill beneath. Granite backplate with brushed steel and glass extractor over hob. Two velux roof lights. Space and plumbing for washing machine. Space for additional appliances. Space and point for fridge and freezer. Inset ceiling light spots throughout the room.

Sitting and Dining Areas have TV, telephone and Sky points together with wall mounted electric heater. Wood laminate floor. Inset ceiling light spots.

**Outside**

There is a block paved seating and storage area.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment through the agents, Northallerton Estate Agency – tel. no. 01609 771959.

**TENURE**

Freehold with Vacant Possession upon Completion.

**SERVICES**

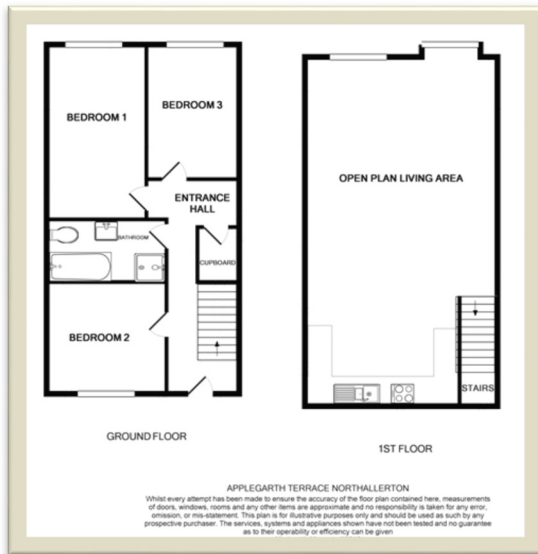
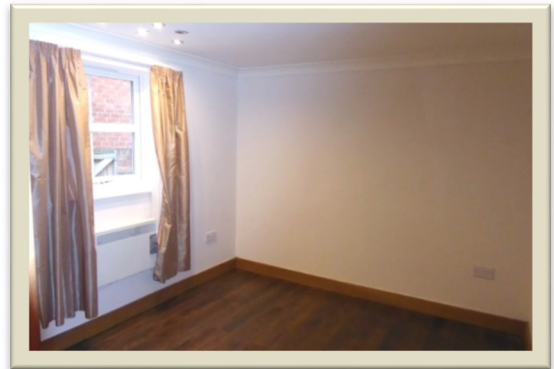
Mains water, electricity, gas and drainage.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **B**. The current annual charge is **£1353.92**.



#### COMMITMENT

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- 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.
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