



BAILEY COURT, NORTHALLERTON

GUIDE PRICE £89,950



Northallerton
Estate Agency



Bailey Court

Northallerton, DL7 8PR

**A WELL LAID OUT, NICELY PRESENTED, FULLY SELF
CONTAINED FIRST FLOOR ONE BEDROOMED
APARTMENT WITHIN WALKING DISTANCE OF THE TOWN
CENTRE**

- Sealed Unit Dg
- En Suite Bathroom
- Well Appointed Throughout
- Night Store Heating
- Off Road Parking
- Viewing Recommended

SITUATION

Thirsk 8 miles Darlington 16 miles
A17 miles A19 7 miles

The property is conveniently situated within walking distance of Northallerton town centre, and all local amenities.

Northallerton is a popular market town being the County Town of North Yorkshire and enjoys an excellent range of medical, recreational and educational facilities and all are within walking distance of the property.

The town enjoys good high street shopping and weekly markets. There is a mainline train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at this station, there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport.

DESCRIPTION

The property comprises a nicely laid out, one bedroomed first floor apartment set within a purpose built block looking out onto Castle Hills and approximately a quarter of a mile from the High Street. The accommodation, which has been redecorated consists of En Suite Double Bedroom, Kitchen, Lounge/Dining Room and has designated off street parking.

ENTRANCE

Double glazed entrance door to

ENTRANCE LOBBY

Staircase to the first floor

FIRST FLOOR

Door to

LOUNGE/DINING ROOM

16'10" x 7'7"

with double glazed square bow window to the front of the property. Window to the rear of the property. Night storage heater. Television aerial point. Telephone point. Opening in to:

KITCHEN

5'11" x 5'7"

including fitted units. Fitted with eye and base level units with work surfaces incorporated. Stainless steel sink unit. Plumbing for washing machine. Doubled glazed window to the rear of the property

BEDROOM

11'7" x 7'9"

with double glazed window to the front of the property.

EN-SUITE BATHROOM

Fitted with a suite comprising a low level WC, pedestal wash hand basin, and panelled bath with electric shower unit over. Double glazed window to the rear of the property. Built in airing cupboard. Extractor fan. Dimplex wall heater.

OUTSIDE

Off street parking for one car.

GENERAL REMARKS & STIPS

SERVICES

Mains water, electricity and drainage.

TENURE

Leasehold.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire - tel.

No. 01609 - 771959.

COUNCIL TAX BAND

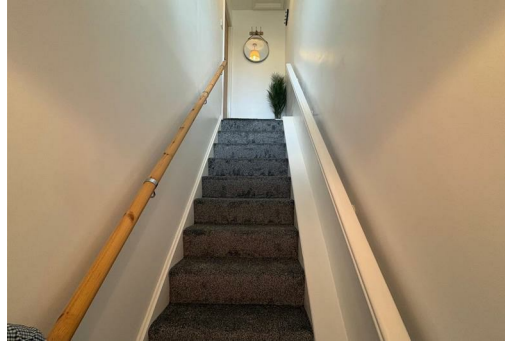
We are verbally informed by Hambleton District Council that the Council Tax Band is Band A.

VIEWING:

By appointment with Northallerton Estate Agency, 143 High Street, Northallerton - tel. No. 01609 - 771959.

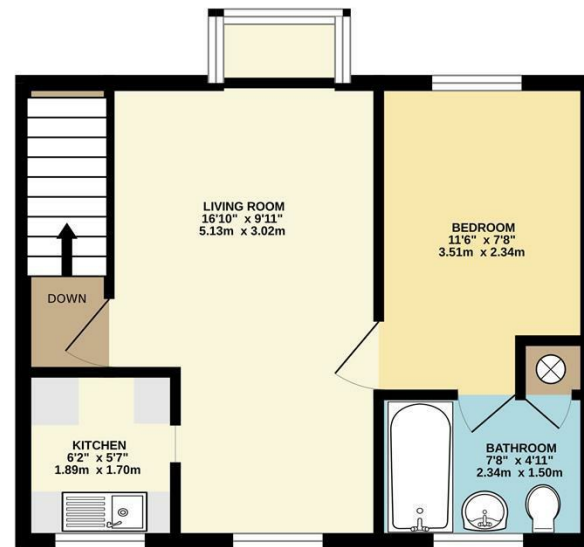
PLEASE NOTE:

Mr Tim Pennington BSc (Hons) MRICS is dealing with the sale of this property. If you have any queries relating to this sale, please contact him.



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



13 BAILEY COURT, SPRINGWELL LANE, NORTHALLERTON DL7 8PR.

TOTAL FLOOR AREA: 361 sq.ft. (33.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given date.
Made with Measure 2020



Energy Efficiency Rating		Current	Potential
Any energy efficient - lower running costs			
101-120 kWh/m ² A			
81-100 kWh/m ² B			
61-80 kWh/m ² C		70	71
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
1-20 kWh/m ² G			
Any energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

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www.northallertonestateagency.co.uk



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