

7 EBOR COURT
NORTHALLERTON DL7 8RY



A Well Laid Out & Spacious 2-Bedroomed Apartment in Quiet Residential Location Within Walking Distance of Northallerton Town Centre & Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Quality Fitted Kitchen & Bathroom
- Attractively Presented Throughout
- Views onto Communal Gardens
- Garage and Parking

Offers In the Region of: £124,950

7 Ebor Court, Northallerton DL7 8RY

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Ripon	16 miles	Yarm	13 miles
Richmond	14 miles		

Ebor Court is very conveniently situated just off South Parade via Hatfield Road in a popular residential area, which enjoys a high degree of privacy and easy access to all services and amenities.

The property is within walking distance of the Town centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boast an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property 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 of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar.

AMENITIES

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

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

Schools – The property is within the Northallerton catchment area covering a number of locally renowned Primary Schools and the property is within walking distance of a number of them.

Local comprehensive schools can be found at Northallerton, Thirsk, Bedale and Stokesley, whilst independent Schools are to be found at Yarm, Ripon, Darlington, Ampleforth and Baldersby.

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington. Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

7 Ebor Court a brick built with clay tile roof ground floor 2-bedroomed mid terraced apartment which enjoys the benefit to front of an area of lawned garden which is traditionally maintained by the owner.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and electric night storage heating. It has quality fitted kitchen and shower room. The property enjoys a light and airy living room with double windows looking out onto rear communal, very well maintained garden areas. The accommodation is completed with two bedrooms a number of good store cupboards.

Externally the property enjoys the benefit of communal parking plus its own garage with parking to front.

ACCOMMODATION

The property is approached past two storage sheds and then in under covered entrance through UPVC sealed unit double glazed front door with upper opaque glazed panel into:

Entrance Vestibule

1.40m x 1.50m (4'7" x 4'11")

With coved ceiling. Centre ceiling light point. Creda night storage heater. Opening out into:

Hallway

3.88m x 0.86m (12'9" x 2'10")

With a continuation of the coved ceiling. Centre ceiling light point. Built in cloaks cupboard. Built in airing cupboard housing lagged cylinder and immersion heater with light.

Inner Hallway

1.50m x 1.06m (4'11" x 3'6")

Giving access to:

Kitchen

3.45m x 2.40m (11'4" x 7'11")

An attractive fitted kitchen comprising range of coloured base and wall cupboards, granite effect work surfaces with inset single

drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset Ignis four ring electric hob with Ignis oven and grill beneath. Space and plumbing for washer. Tiled splashback. Centre ceiling light point. Coved ceiling. Work surface matched breakfast bar. Wall mounted Creda night storage heater. Window to front. Unit matched glass shelved leaded glass fronted display cabinet. Extractor over hob.

Living Room

4.06m x 3.45m (13'4" x 11'4")

With wood laminate floor. Coved ceiling. Centre ceiling light point. Twin windows providing for a nice degree of natural light. TV and telephone points. Creda night storage heater.

From Inner Hallway is door to:

Deep Store Cupboard

1.98m x 3.32m (6'6" x 10'11" max)

Tiled floor. Light and power points. Shelved storage around.

Off Main Hallway

Bedroom No. 1

3.55m x 3.17m (11'8" x 10'5")

Coved ceiling. Centre ceiling light point. Large double glazed rear window overlooking rear garden.

Bedroom No. 2

3.57m x 1.95m (11'9" x 6'5") plus entrance recess 2' x 2'8"

Ceiling light point. Coved ceiling. Window overlooking gardens and grounds.

Shower Room

2.59m x 1.98m (8'6" x 6'6")

Coved ceiling with centre ceiling light point. Wall mounted electric heated towel rail. White suite comprising shower cubicle with curved sliding doors. Internally fully tiled with a Mira Go electric shower. Wall mounted extractor. Matching pedestal wash basin with duoflush WC.

Garage (Detached, one of a Block)

2.13m x 4.42m (7' x 14'6")

Situated adjacent to the car park in a block of garages that serve the development and is numbered 7.

Gardens

There are communal drying areas and the property sits in nice landscaped communal gardens both to front and rear with seating areas.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Leasehold

SERVICES

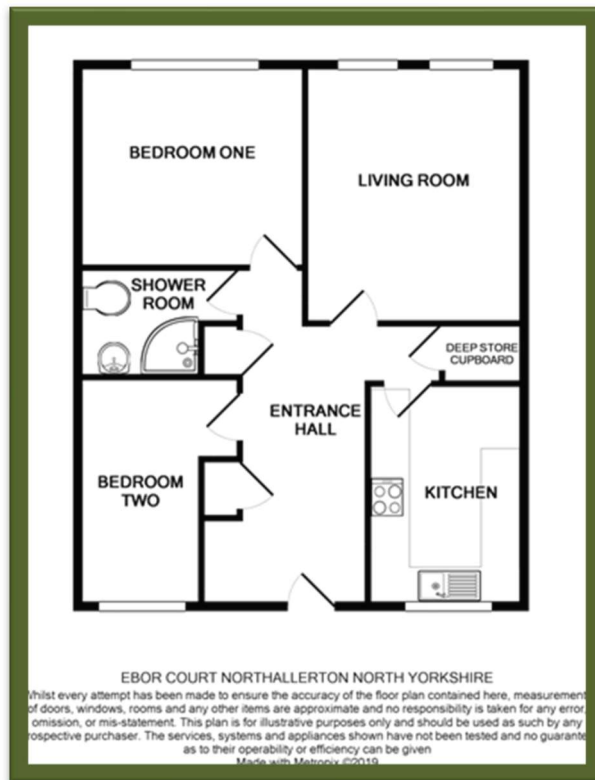
Mains water, electricity, gas and drainage.

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.





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.