



Northallerton
Estate Agency

**20 APPEGARTH COURT
NORTHALLERTON DL7 8NT**



A Superior, Immaculately Presented Two Bedroomed First Floor Retirement Apartment Situated on a Much Sought After Development with Attractive Maintained Gardens, Grounds & Seating Areas

**UPVC Sealed Unit Double Glazing
Modern Intelligent Electric Heating
Immaculately Presented Throughout**

**Refurbished Kitchen & Shower Room
Designated Parking
Over 55's Only**

Offers in the Region of £135,000
Chain Free & Available for Early Completion

20 Applegarth Court, Northallerton DL7 8NT

SITUATION

Bedale	7 miles	Thirsk	7 miles
Darlington	14 miles	Teesside	17 miles
A1	6 miles	A19	6 miles
York	30 miles	Richmond	15 miles

(All distances are approximate)

Applegarth Court is very conveniently situated nicely set back from the High Street and the houses are much sought after in the popular market town of Northallerton, the county town of North Yorkshire.

The property is within very convenient walking distance of the town centre and is close to a comprehensive range of local amenities, services and shopping.

The town of Northallerton enjoys a full range of shopping together with twice weekly markets and additional market town shopping is available at Thirsk, Bedale, and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

Northallerton enjoys excellent commuting and transport links via the A1 and A19 trunk roads, both of which are within 7 miles easy travelling of the town 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 is further complimented with an East Coast mainline station linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

Additionally, via the Transpennine Line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

There are international airports at Durham, Tees Valley (30 minutes), Newcastle, Leeds Bradford and Manchester.

Northallerton lies between the Yorkshire Dales and the North York Moors National Park where much renowned walking, cycling and leisure activities can be found.

AMENITIES

Shopping – within walking distance of the High Street.

Hospital - The Friarage Hospital is within walking distance.

Golf – Romanby, Thirsk, Bedale.

Racing -

DESCRIPTION

The property comprises an immaculately presented, superior two bedroomed first floor apartment which enjoys excellent views out across to the Applegarth together with looking out over the well maintained grounds, gardens and seating areas.

Internally the property enjoys UPVC sealed unit double glazing and intelligent electric heating. It has been immaculately maintained and enjoys the benefit of quality fitted modern kitchen and shower room. Early inspection is recommended to fully appreciate the property and its presentation.

ACCOMMODATION

In under covered entrance which is shares with number 22 and upstairs to first floor where the landing splits and gives access to 20 and 22.

Through hardwood front door into:

Entrance Hall

3.55m x 0.96m (11'8" x 3'2") with a rebate 0.98m x 0.91m (3'3" x 3')

Gives access to all rooms and cupboards. Ceiling light point. Attic access and a Elnur Gabarron night storage heater.

Inner Hallway

Built in shelved store cupboard with light point, shelving and hanging hooks and a good sized airing cupboard with large lagged cylinder enjoying dual immersion heaters with shelved storage around. Access to:

Living Room

4.47m x 4.69m (14'8" x 15'5") max into good sized bay window with views out over gardens and grounds. Inset ceiling light spots.

Feature fireplace comprising painted and moulded surround with granite backplate and hearth. Wooden mantel shelf and hearth mounted flame effect fire. Elnur Gabarron night storage heater. Telephone and TV points. Intercom and access to an assisted responder. Internal multi opaque glazed door giving access into:

Fitted Kitchen

4.03m x 1.95m (13'3" x 6'5")

With white modern, chrome handled base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Unit inset four ring Belling ceramic electric hob. Fitted Lamona eye level grill and oven. Space and plumbing for washing machine. Built in unit matched fronted fridge and freezer. Fully tiled splashbacks. Spots over sink. Centre ceiling light point. Window to side providing for a nice degree of natural light. Space for small table.

Bedroom No. 1

2.96m x 2.54m (9'9" x 8'4") plus wall length fitted bedroom

furniture behind sliding doors extending to hanging rails, shelved storage, fitted drawers and two central full height sliding doors with mirrors. Ceiling light point. Wall mounted Elnur Gabarron night storage heater. TV point. Telephone point.

Bedroom No. 2

3.86m x 1.93m (12'8" x 6'4")

Wall mounted Dimplex electric heater. Centre ceiling light point.

Shower Room

2.00m x 1.93m (6'7" x 6'4")

Quality refitted. Wall length easy access large shower cubicle, fully tiled around with an HAW wall mounted electric shower. Concealed cistern duoflush WC with adjacent inset wash basin with mixer tap and cupboard storage beneath. Tiled splashback. Ceiling light point. Shaving mirror and an electric heated towel rail. Laminate floor. Flush mounted ceiling light point.

GENERAL REMARKS & STIPULATIONS

VIEWING:

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

TENURE:

Leasehold.

SERVICES:

Mains Water, Electricity & Night Storage Heating.

LOCAL AUTHORITY:

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

COUNCIL TAX BAND:

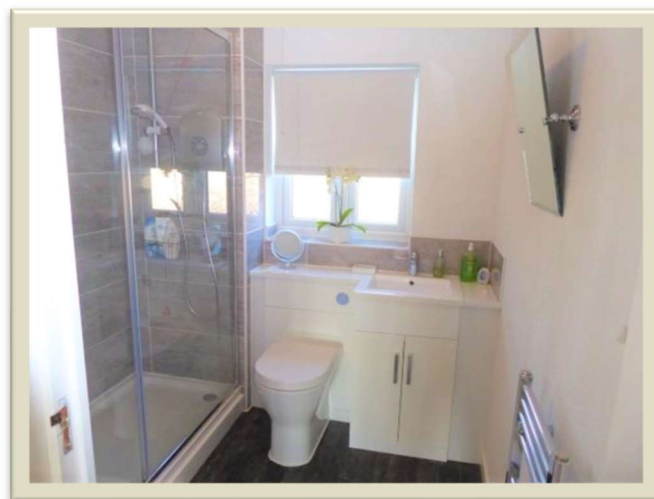
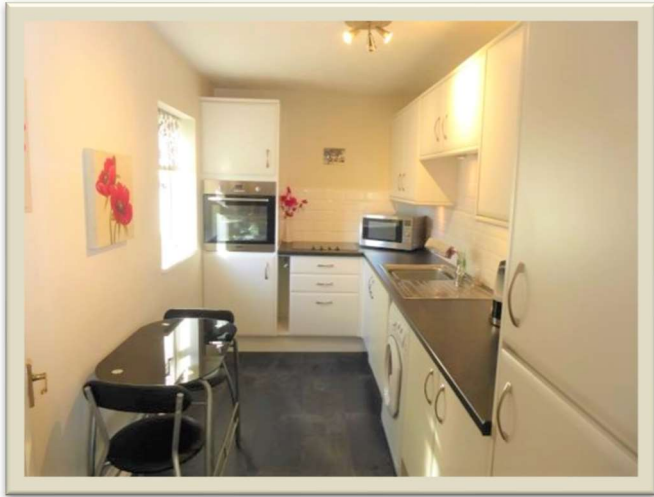
We are verbally informed by Hambleton District Council that the Council Tax Band **B**. Please check with Hambleton District Council for the new annual charges.

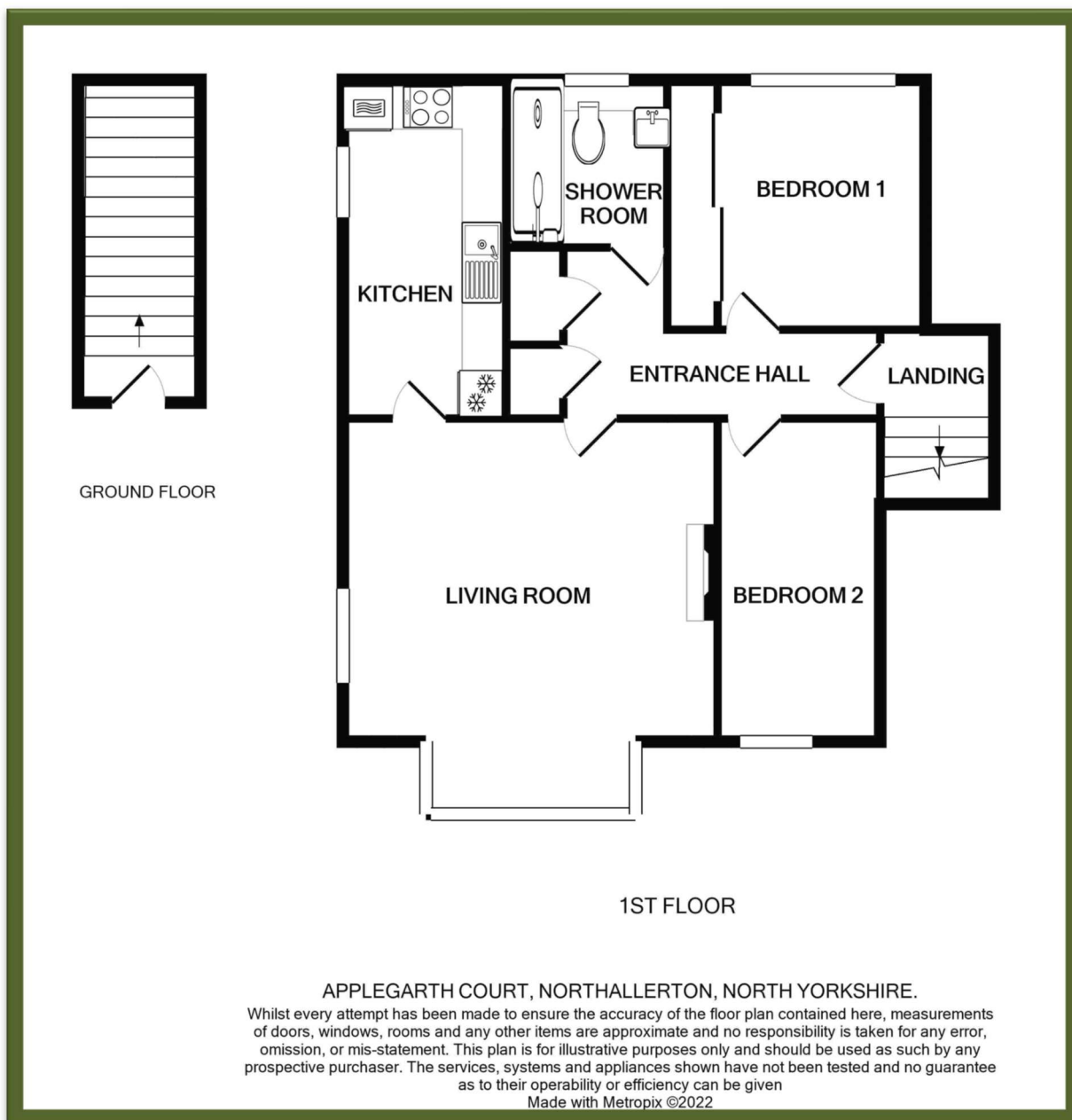
SERVICE CHARGE:

There will be a maintenance charge of £78.00 per month to cover the ground maintenance, external maintenance, window cleaning and buildings insurance. Please check with the management company to confirm this charge.

OCCUPATION:

The occupants of the property must be aged 55+ years.





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.

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