



**NORTHALLERTON
ROAD, NORTHALLERTON, DL7
OFFERS IN THE REGION OF £295,000**



**Northallerton
Estate Agency**



Northallerton Road

Northallerton, DL7

A Rare Opportunity to Acquire a Fully Let Investment Property Comprising Three Traditional Apartments Fronting onto Northallerton Road Within Accessible Distance of the A.1 Trunk Road which Provides Good Access to Routes North & South and Providing Good Links into the Main Arterial Road Networks of the UK.

This Area is also Complimented with an East Coast Main Line Train Station

- Gas Fired Central Heating
- Close to Local Amenities
- EPC RATING - FLAT 1 - D
- 1-2 Bed Self Contained Flats
- Accessible for A.1 Trunk Road
- EPC RATING - FLATS 2 & 3 - C



Situation

Flats 1,2 & 3, 5a Northallerton Road, Northallerton Road, Leeming Bar are very conveniently situated on the edge of Leeming Bar which is situated between Northallerton

Flat 1,

Kitchen
Living Room
Bedroom No.1
Bedroom No.2
Bathroom

Flat 2 - Living Kitchen

22'8" x 13'3"

Inner Hallway

6'8" x 3'4"
Plus understairs storage area.

Bedroom No. 1

10'6" x 9'1"
Plus fitted double wardrobe.

Bedroom No. 2

3'7" x 9'1"
With built in wardrobe and boiler cupboard.

Bathroom

9'2" x 6'10"

Flat 3 - Living Kitchen

19'7" x 10'5"

Nicely delineated kitchen and living areas. The living area carpeted and having inset ceiling light spots. Double radiator. TV point. Built in storage cupboard housing a Weissman Vitadens 050 combination gas fired condensing central heating boiler. The living area runs through into a nicely fitted kitchen with good range of base and wall cupboards, granite effect work surfaces with inset single bowl, single drainer, stainless steel sink unit with mixer tap. Space and point for washer. Inset Beko brushed steel and glass oven topped with Schott ceramic Beko four ring hob. Beko washer. Door through to:

Double Bedroom

12'11" x 11'9"

En Suite Shower Room

12'7" x 4'0"

Shower panelled good sized shower cubicle with a Bristan thermostatic controlled mains bar shower with sliding doors to front. Pedestal wash basin and WC. Inst ceiling light spots. Wall mounted Xpelair. Wall mounted glass fronted bathroom cabinet. Tiled splashback to wash basin. Tile effect floor.

General Remarks & Stipulations

VIEWING

By appointment through the Agents – Tel: 01609 771959

SERVICES

Mains Water, Electricity, Gas & Drainage.

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

COUNCIL TAX BANDS

Flats 1, 2 & 3 5a Northallerton Road are a Band A.

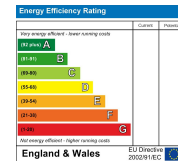
EPC RATINGS

Flat 1, 5a Northallerton Road is a D.
Flats 2 & 3 5a Northallerton Road are a C.

RENTS: CURRENT

Current Rent Role Per Calendar Month = £1640.00

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



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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.
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