



**NORTHALLERTON
ROAD, NORTHALLERTON, DL7
OFFERS IN THE REGION OF £745,000**



**Northallerton
Estate Agency**



Northallerton Road

Northallerton, DL7

A Rare Opportunity to Acquire a Fully Let Investment Property Comprising A Purpose-Built Block of Modern 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

- Purpose Built Block of Modern Apartments
- UPVC Sealed Unit Double Glazing
- Close to Good Local Amenities
- Gas Central Heating
- Very Accessible to the A1 Trunk Road
- EPC RATING - B



Situation

Northallerton 6 miles Richmond 7 miles
Darlington 15 miles A.19 15 miles
A1 1 mile Bedale 3 miles
Catterick 11 miles Ripon 13 miles
Thirsk 12 miles Teesside 20 miles

Flats 1 – 5 Regency Court, Northallerton Road, Leeming Bar are very conveniently situated on the edge of Leeming Bar which is situated between Northallerton and Bedale. The property is conveniently situated in relation to the local market towns of Northallerton, Bedale and Richmond where a full and comprehensive range of educational, recreational and medical facilities can be found. Leeming Bar itself comprises a popular residential/commercial village surrounded by attractive countryside and within very close proximity to the A.1 trunk road providing direct access to the main arterial road networks of the UK. The property sits nicely set back from the road through the village and enjoys parking to rear.

The village of Leeming Bar and the nearby village of Leeming enjoy the benefit of Public Houses, Village Shop, Post Office, Garage and renowned Primary School. There are a number of other villages in the area offering similar facilities and a fuller range of services available in the local market towns of Northallerton, Bedale and Richmond.

The property is within easy reach of the A1 trunk road providing good access routes north and south and bringing Tyneside, Teesside, Leeds and West Yorkshire within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK. The local market town of Northallerton is further complimented with an East Coast main line train station which links London to Edinburgh and brings 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, Liverpool Manchester and Manchester Airport. International airports can be found at Teesside, Leeds/Bradford, Newcastle and Manchester.

Accommodation

In through communal door into:
Entrance Hall and Stairs to First Floor with access to:

Flat 1 - Entrance Vestibule
310" x 35"

Living Room

19'9" x 10'4"

Kitchen

9'2" x 7'7"

With quality fitted kitchen comprising attractive modern range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring Zanussi electric hob with Zanussi oven and grill beneath. Space and plumbing for washer, space for fridge freezer. Brushed steel extractor over hob with inset extractor and light. Wall mounted Baxi combination gas fired condensing boiler. Flush mounted ceiling light point. Under unit convection heater.

Bedroom No. 1

12'5" x 9'7"

Bedroom No. 2

Bathroom

7'7" x 6'7"

White suite comprising panelled bath with shower panels around, wall mounted Bristan thermostatically controlled mains bar shower. Fitted pivoted glass shower screen. Matching pedestal wash basin with shower panel splashback. Duoflush WC. Mirror fronted bathroom cabinet with integral shaver light and socket. Extractor over bath.

Flat 2 - Entrance Vestibule

310" x 35"

Living Room

19'9" x 10'4"

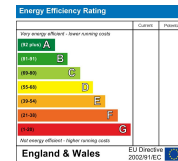
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Call us to arrange a viewing on **01609 771959**



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