



**SOUTH PARADE, NORTHALLERTON**  
**OFFERS IN THE REGION OF £200,000**



**Northallerton**  
Estate Agency



# Walnut Tree House,

Northallerton, DL7 8SE

**STUNNING, HIGH QUALITY ONE BEDROOM GROUND FLOOR FLAT SITUATED ON THE HIGHLY SOUGHT AFTER SOUTH PARADE RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- **NEWLY CONVERTED**
- **PRIVATE GARDEN**
- **GATED ENTRANCE**
- **CHAIN FREE**
- **HIGH QUALITY FITTINGS**
- **OFF STREET PARKING**
- **LIFT TO ALL FLOORS**
- **CLOSE TO TOWN**



Apartment 2 is a luxury ground floor 1 bedroom apartment within the stunning Walnut House Development. Approached through a coded electric gate to the rear of the apartments is a spacious car park, bike shed and large communal garden area with a specific plot for each apartment. The apartments lead in through a stylish glass communal entrance. All apartments are complemented with solid oak doors and under floor heating. Internally you will find quality fittings throughout, with each apartment boasting a modern look and a high degrees of natural lighting. Apartment 2 enjoys a bay window to the front, in the lovely open plan living area which extends to an extra office/living area. The kitchen hosts a range of integrated high quality appliance including a dishwasher and double oven with a fitted electric hob on the Island/Breakfast bar. The shower room is spacious and modern with a large walk in shower cubicle. All apartments boast fresh neutral colours and new light grey carpets throughout.

## VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

## TENURE

Leasehold 999 commencing 2024. A management company will be created which consists of 5 shares, one for each apartment. Management fees to be advised. No ground rent applicable.

## SERVICES

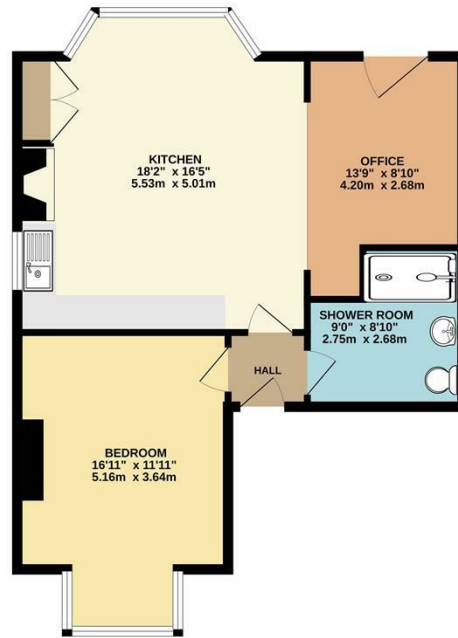
Mains water, gas, and electric. Gas Central heating. Under Floor Heating.

NYCC COUNCIL TAX BAND - A

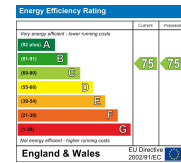


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



APARTMENT 2, WALNUT TREE HOUSE, SOUTH PARADE, NORTHALLERTON  
TOTAL FLOOR AREA - 644 sq.ft. (59.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 distribution 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 as to their operability or efficiency can be given.  
Made with Metronix i2021



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

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



Northallerton  
Estate Agency