



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Apartment 3, Gate House, 49-51 High Street  
Northallerton, DL7 8EG  
**Price £122,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s

A spacious two bedroomed second floor apartment being sold with a tenant in situ. The current rental income is £7920 per annum.

The apartment benefits from gas fired central heating and double glazing. The accommodation includes a communal entrance hall and stairs leading to the apartment. Once inside the apartment there is a spacious reception hall with large storage cupboard. Large open plan area living room / dining room / kitchen providing modern living space. The kitchen area is fitted with a range of units and integrated appliances including oven, hob and fridge freezer. Both bedrooms are double rooms, the master bedroom has an en suite and fitted wardrobes. There is also a family bathroom. Externally there is an allocated parking space. The Gate House is located on the High Street and within easy reach of a wide variety of shops, pubs and other businesses.

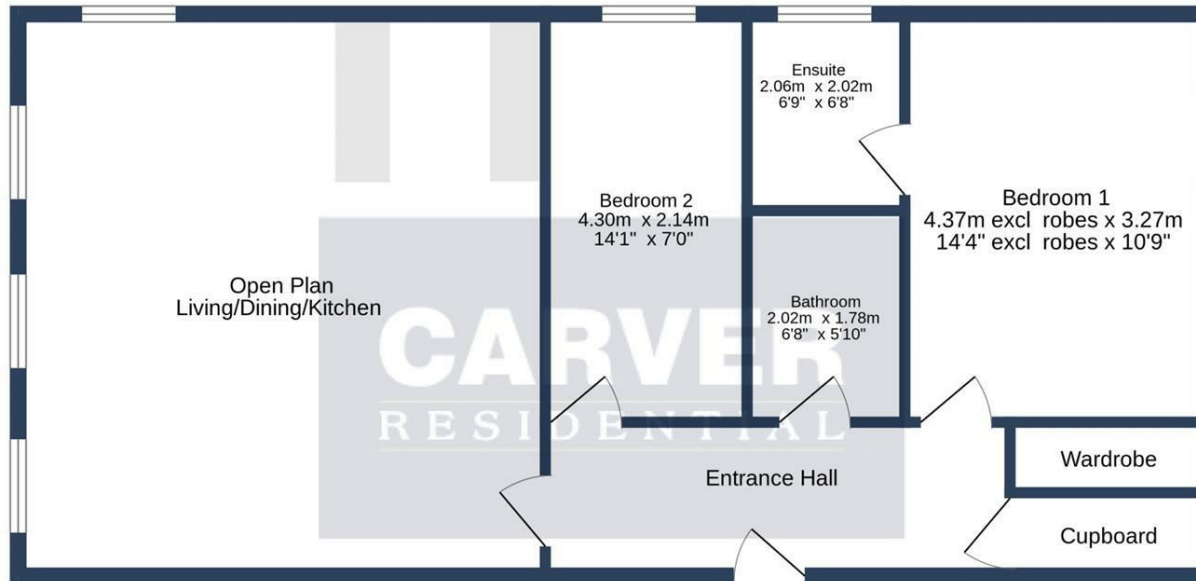




- Two double bedroomed second floor apartment
- Large open plan living room / dining room / kitchen
- Gas fired central heating and Upvc double glazing
- High street location
- Master bedroom with en suite shower room and fitted wardrobes
- Kitchen area with some integrated appliances
- Allocated car parking space
- Currently let and producing an income of £7920 per annum from May 2024

**GENERAL INFORMATION**

Tenure: Leasehold. 125 year lease from Nov 2006. Service charge £2276.88 per year. Ground Rent £200 per year  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band B  
 Rental income £7920 from May 2024.



**SECOND FLOOR**  
76.8 sq.m. (827 sq.ft.) approx.

GATE HOUSE, HIGH STREET, NORTHALLERTON, DL7 8EG.

TOTAL FLOOR AREA : 76.8 sq.m. (827 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)