



## 20 Ben Hyde Way, Northallerton DL7 8WA

A great opportunity to purchase this modern two bedroom second floor apartment located on the popular and well established estate of Ben Hyde Way, a perfect purchase for investment or a first time buyer, with its ready to move in condition being all the more enticing. Spanning over the one floor internal accommodation consists of an entrance hall with two storage cupboards, a good sized lounge with French doors opening out to a private balcony, modern fitted kitchen with integrated appliances, two double bedrooms one with an en-suite shower room and finally a modern house bathroom/W.C. Externally the property is allocated one parking spot. Viewings are highly recommended to appreciate the size, location and finish of the property. UPVC double glazing and gas central heating is present throughout. EPC rating B, Council tax band B.

**£160,000**

LOCATION

DIRECTIONS

ENTRANCE HALL

With UPVC double glazed rear facing window, two storage cupboards and a radiator.



**LOUNGE/KITCHEN DINER**

14'7" x 18'4" (4.45 x 5.61)

With front facing UPVC double glazed French doors leading to balcony, rear facing UPVC window, TV point, a range of wall, draw and floor units, integrated fridge freezer, gas hob, electric oven, stainless steel sink and drainer and two radiators.





**BEDROOM ONE**

14'9" x 9'8" (4.52 x 2.97)

With front facing UPVC double glazed window, en suite access and a radiator.



**EN-SUITE**

With a low level WC, pedestal wash hand basin, shower, heated towel rail and extractor fan.



## BEDROOM TWO

8'7" x 11'3" (2.63 x 3.44)

With front facing UPVC double glazed window and a radiator.



## BATHROOM

6'3" x 6'11" (1.91 x 2.11)

With rear facing UPVC double glazed window, panelled bath with shower over, pedestal wash hand basin, low level WC and a heated towel rail.



EXTERNALLY



PARKING

With allocated parking for one vehicle



### MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains gas, electricity water and drainage

MAINTENANCE / SERVICE CHARGE: £146.82 Per annum & £906.95 per annum respectively.

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated parking for one vehicle.

### BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues at the property.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

### MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

### PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

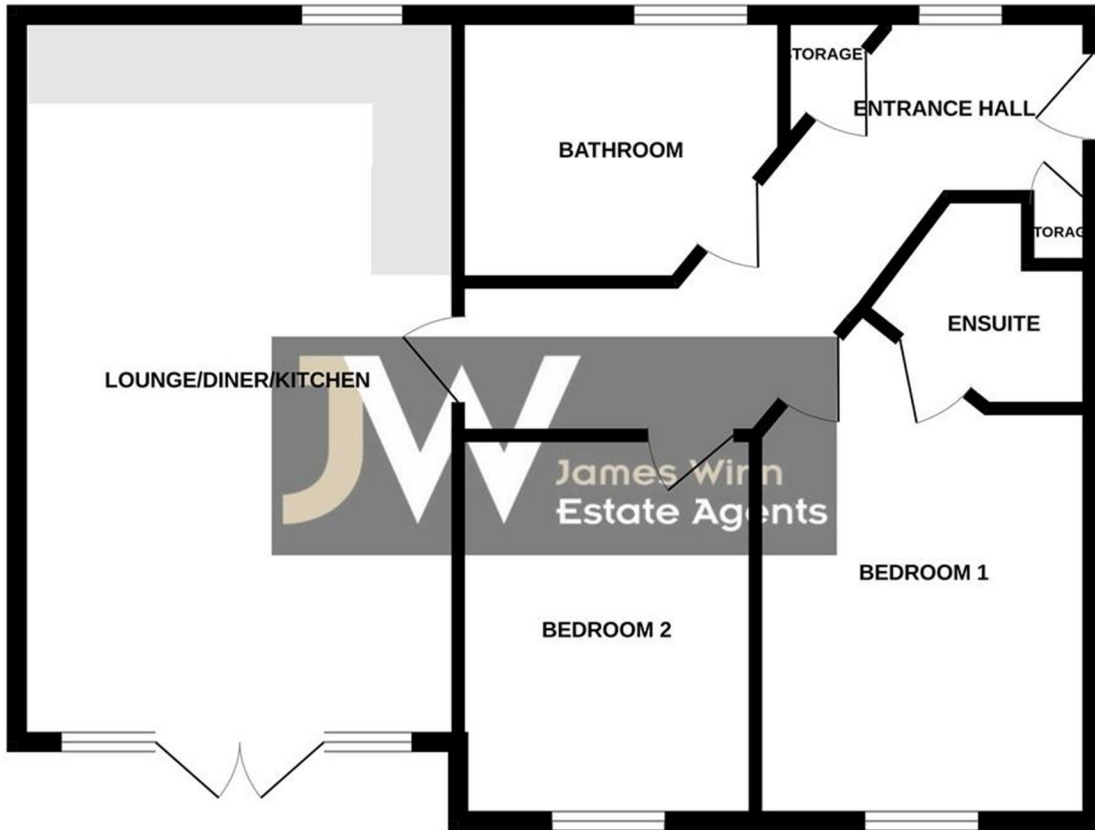
If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



GROUND FLOOR



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