



16 White Rose House, Ainderby Gardens Northallerton DL7 8GT

CHAIN FREE

A modern two bedroom, 1st floor apartment, conveniently located in the desirable Romanby area of Northallerton, just a 100 meters walk from Northallerton train station, local shops and amenities. The property has double glazed windows, wall mounted oil filled radiators, a stylish fitted kitchen with granite work surfaces and comprises: A communal entrance hall, an entrance hall (with telephone entry system), an open plan living room open to a fitted kitchen, two bedrooms and a house bathroom/w.c.. To the outside there is a designated parking space, visitors parking and communal gardens. EPC rating C, Council tax band B

£130,000

SITUATION

White Rose House is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

With a double glazed door to front and stairs to the first floor.

ENTRANCE HALL

With a door to front, a telephone entry system, an oil filled electric radiator, a storage cupboard and an airing cupboard housing the immersion heater.

LIVING ROOM

13'6" x 13'5" (4.14 x 4.11)

With two double glazed windows to rear and space for an electric fire.

FITTED KITCHEN

9'6" x 7'6" (2.90 x 2.31)

With a double glazed window to rear, a range of matching fitted units with worktops over, a matching breakfast bar, a single drainer sink unit, an integrated electric oven, hob and extractor hood over, space for a fridge freezer and space and plumbing for a washing machine.

BEDROOM ONE

10'2" x 9'8" (3.12 x 2.95)

With a double glazed window to front, a wall mounted oil filled electric radiator and fitted wardrobes with sliding mirror doors.

BEDROOM TWO

10'4" x 6'11" (3.15 x 2.11)

With a double glazed window to front and a wall mounted oil filled electric radiator.

HOUSE BATHROOM/ W.C.

A modern suite comprises: A panelled bath with shower and glass screen over, fitted cupboards with semi-recessed wash hand basin, a low flush W.C., an extractor fan and a heated towel rail.

EXTERNALLY

PARKING

The apartment comes with one designated parking space and there is additional visitors parking available on a first come first served basis.

VIEWINGS

Viewing is Strictly By Appointment Only.

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 firm's 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.

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 provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: £1230 per annum / £150 per annum

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

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.

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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 provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: ground rent- £150 yearly, service charge- £1,230 yearly

WATER METER: Meter

PARKING ARRANGEMENTS: 1 car park space

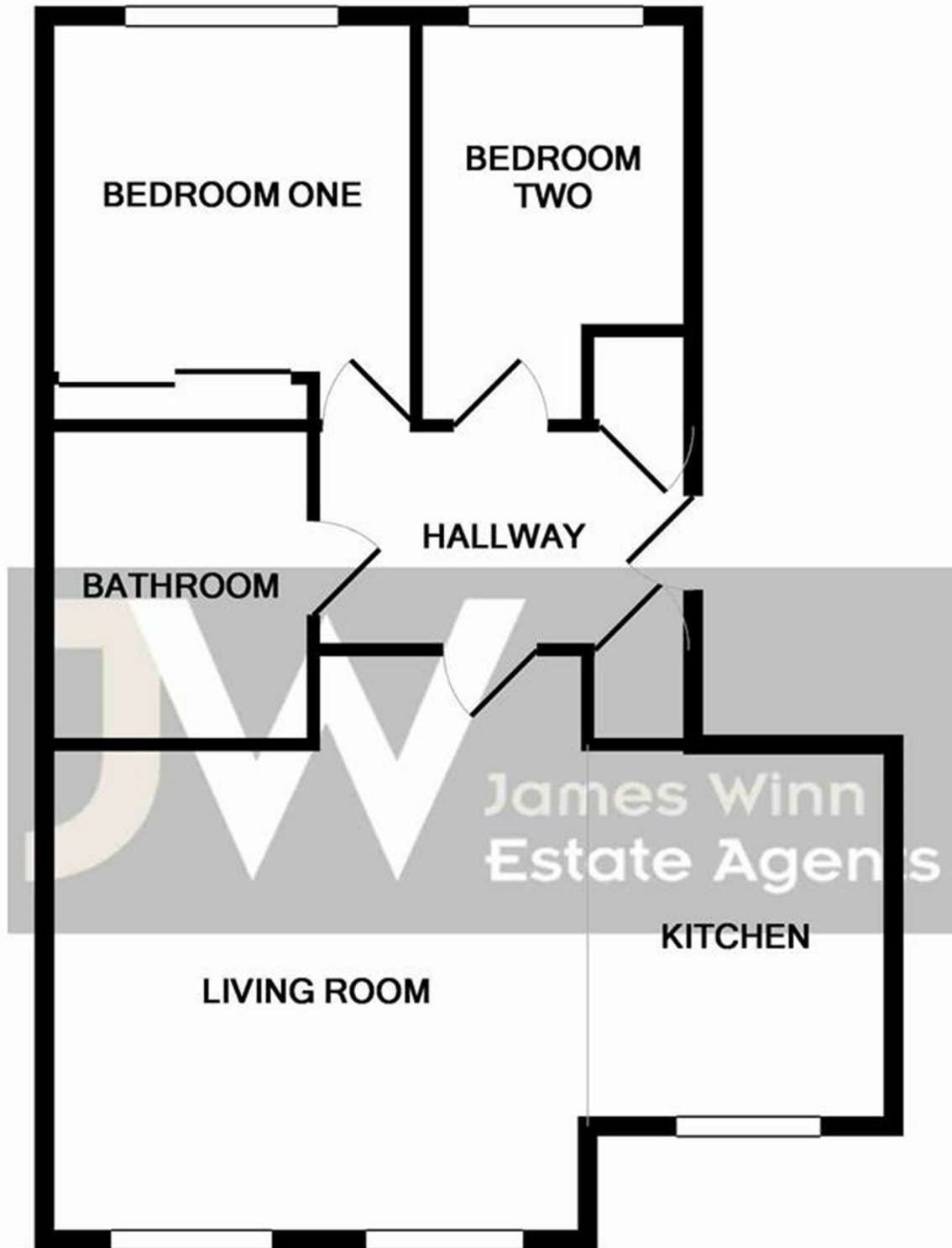
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ELECTRIC CAR CHARGER: N/A

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TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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