



### 33 Bailey Court, Northallerton DL7 8PR

**\*\*CHAIN FREE\*\***

A modern, high specification two bedroom penthouse apartment situated in an exclusive development a quarter of a mile from Northallerton town centre and the railway station. The accommodation has gas central heating, double glazed windows and comprises a living room, dining kitchen, two bedrooms, a four piece house bathroom/W.C., a designated parking space and visitors parking.

EPC Rating C - Council Tax Band B

**Chain Free £140,000**

### SITUATION

Bailey Court 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, Middlesbrough, Tees Valley and Leeds Bradford Airport.

### DIRECTIONS

From our Northallerton office head South down the High Street, at the traffic lights turn right onto Romanby Road. Proceed straight over the mini roundabout and where the road forks take a right hand turn onto Springwell Lane, where Bailey Court can be found on the right hand side.

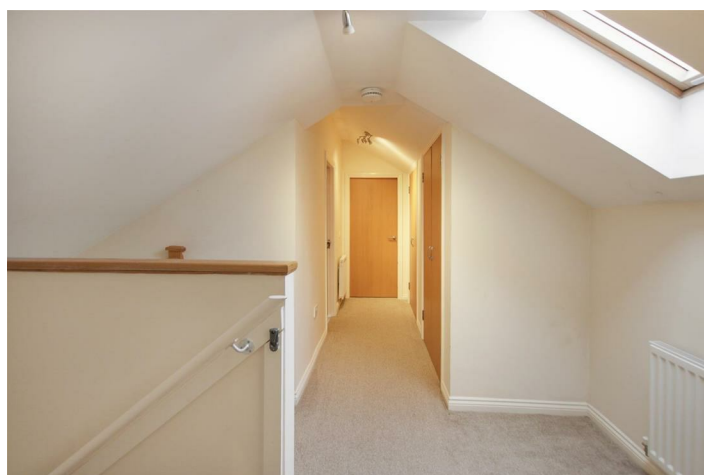
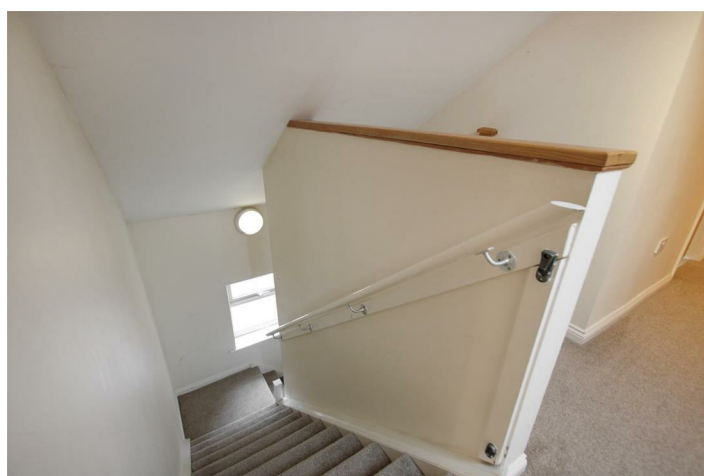
### THE ACCOMMODATION COMPRISES

#### COMMUNAL ENTRANCE HALL

With a telephone entry system and stairs to the first floor.

#### ENTRANCE HALL AND LANDING

With a private entrance door and stairs to the second floor landing, a Velux window to rear, two radiators and three storage cupboards.



### LIVING ROOM/DINING KITCHEN

18'7" x 16'9" (5.66m x 5.11m)

With two double glazed windows to rear, two radiators, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated electric oven, gas hob and extractor hood over, a fridge freezer, a washing machine and a dishwasher.



### BEDROOM ONE

14' x 9'4" (4.27m x 2.84m)

With a double glazed Velux window to front, a radiator and a storage cupboard.



### BEDROOM TWO

I shaped 13'6" x 13'3" (I shaped 4.14m x 4.06m)

With a double glazed window to front, a Velux window to front and a radiator.



### BATHROOM/W.C.

With a double glazed Velux window to front, a modern white suite comprises: a panelled bath; a walk in shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; and radiator.



### PARKING

One designated parking space and visitor parking.

### EXTERNALLY

### 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 gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** £600.00 per annum

**WATER METER:** Meter

**PARKING ARRANGEMENTS:** Car parking for 1 car plus visitor space

### BROADBAND SPEED:

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

**ELECTRIC CAR CHARGER:** N/A

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.



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.  
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