



27 Bailey Court, Northallerton DL7 8PR

**** CHAIN FREE ****

A modern, high specification two bedroom 1st floor 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 communal entrance hall, an entrance hall, a living room open to a modern fitted kitchen (with integrated appliances), two bedrooms, a house bathroom/W.C., a designated parking space and visitors parking.

EPC Rating C - Council Tax Band B

Chain Free £140,000

SITUATION

Springwell Lane 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.

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

ENTRANCE HALL

With a panelled entrance door, a telephone entry system, a cloaks cupboard and a radiator.

LIVING ROOM

16' x 14' (4.88m x 4.27m)

With two double glazed windows to front and two radiators.

MODERN FITTED KITCHEN

10'11" x 7'4" (3.35m x 2.26m)

With a double glazed window to side, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit with mixer tap, a washer/dryer, a dishwasher, an integrated electric oven, gas hob and extractor hood over and a fridge freezer.

BEDROOM ONE

11'4" x 10'4" (3.45m x 3.15m)

With a double glazed window to rear, fitted wardrobes and a radiator.

BEDROOM TWO

11'4" x 10'8" (3.45m x 3.25m)

With a double glazed window to rear and a radiator.

BATHROOM/W.C.

With a double glazed window to side, a modern white suite comprises: A panelled bath with a shower over, a wash hand basin, a low flush W.C., an extractor, downlighters and a radiator.

PARKING

One designated parking space and two visitors parking spaces available on a first come first served basis.

EXTERNALLY

VIEWING

Viewing is Strictly By Appointment Only.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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 gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: £600 per Annum

WATER METER: YES

PARKING ARRANGEMENTS: One Allocated 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: 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.



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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