



Flat 3 Boddys Mill Mill Lane, Northallerton DL7 8DE

**** NEWLY BACK TO THE MARKET****

This very well presented three bedroom duplex apartment situated on the top two floors of the old Boddys Mill is a rare opportunity in today's market. Located just a short stroll from Northallerton town centre and the train station. The apartment has gas central heating double glazed windows and comprises: An entrance hall, an open plan living room (with a vaulted ceiling)/dining room/modern fitted kitchen (with integrated appliances), a galleried sitting room, three bedrooms (master with en-suite bathroom) and a shower room. To the outside there is off street parking and visitor parking. One of only a hand full of three bedroom apartments to ever come to the market in the Northallerton area, with many period and contemporary features this is one property not to be missed. Internal inspection is a must.

EPC Rating E - Council Tax Band B.

£160,000

LOCATION

Mill Lane is situated in Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Teesside Airport. Just a stone's throw from Northallerton railway station on the East Coast Mainline, which provides easy access to plenty of major towns and cities including York (20 minutes), Newcastle (45 minutes), and London (2hrs 30 minutes).

DIRECTIONS

From our office head South down the High Street proceeding straight on at the first roundabout and turning right at the next roundabout onto South Parade. Continue along South Parade turning right at the next roundabout on to Mill Lane where Boddys Mill is located on the left hand side.

THE ACCOMMODATION CONSISTS OF

COMMUNAL ENTRANCE HALL

With telephone entry system and staircase to first floor.

ENTRANCE HALL

With door to front, UPVC double glazed window to rear, two radiators and storage cupboard.



OPEN PLAN LIVING AREA

21'3" x 18'0" (6.50 x 5.51)

With vaulted ceiling, restored period brickwork, UPVC double glazed windows to front and rear, two double glazed velux windows and two radiators.



FITTED KITCHEN

With a range of matching newly fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, integrated electric oven, induction hob with extractor hood over, integrated dishwasher and integrated for washer/dryer.



BEDROOM ONE

10'11" x 11'5" (3.33 x 3.48)

With UPVC double glazed window to side, radiator, downlighters and fitted wardrobe storage.



EN-SUITE

With a modern white suite comprises: panelled bath with shower over, pedestal wash hand basin, low flush W.C., extractor fan, downlighters and heated towel rail..



BEDROOM TWO

10'5" x 8'2" (3.18 x 2.51)

With UPVC double glazed window to side, downlighters and radiator.



SHOWER ROOM

With UPVC double glazed window to rear, modern white suite comprises: Shower cubicle, pedestal wash hand basin, low flush W.C., downlighters, wood flooring, extractor fan and radiator.



SECOND FLOOR

GALLERIED SITTING AREA

With storage into the eaves, downlighters and radiator.



BEDROOM THREE/OFFICE

10'7" x 8'5" (3.23 x 2.57)

With two double glazed velux windows, downlighters and radiator.



PARKING

To the rear of the apartments is one designated parking space.

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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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: £0 per annum

GROUND RENT £250.00 Per Annum

BUILDING INSURANCE- 1/3 of the building insurance which this year was £264 for Flat 3 and this stays relatively the same but can increase slightly due to market increases.

WATER METER: YES

PARKING ARRANGEMENTS: ONE ALLOCATED SPACE

BROADBAND SPEED:

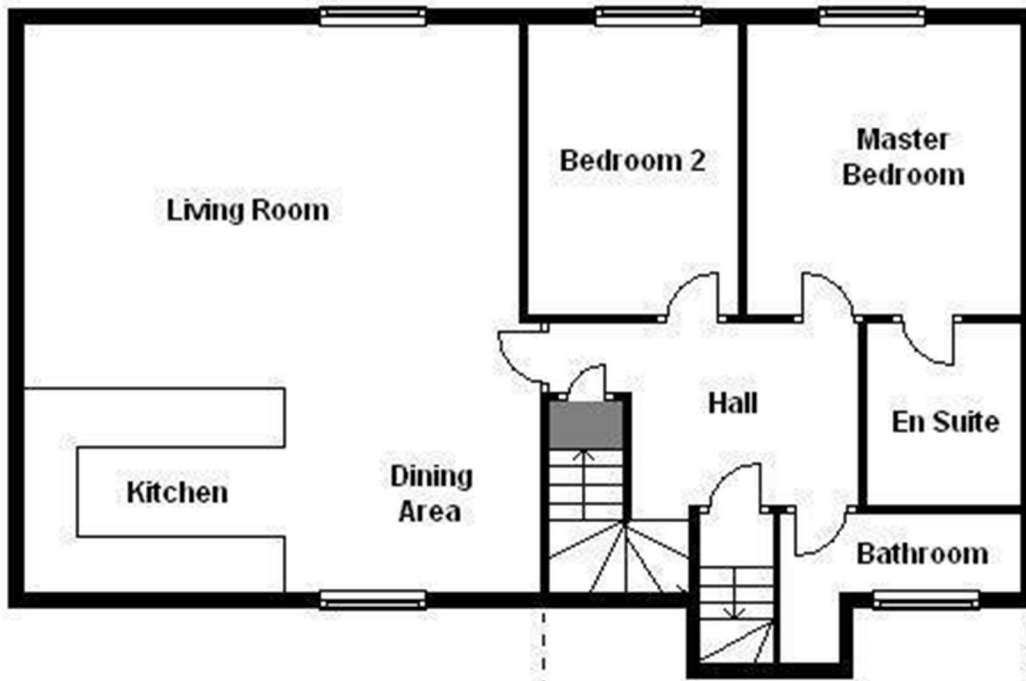
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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.

First Floor



Second Floor

