



24 Allerton Way, Northallerton DL7 8ND

CHAIN FREE

An impressive two-bedroom, second-floor apartment with a garage, perfectly situated within a quarter of a mile of Northallerton town centre and the railway station.

This spacious and beautifully presented property benefits from double glazing throughout and boasts an array of desirable features. The accommodation comprises: a welcoming communal entrance hall, a private entrance hall, a bright and airy living room, a stylish dining kitchen, a generously sized master bedroom with en suite shower room/W.C., a second well-proportioned bedroom, and a modern house bathroom/W.C.

Externally, the property includes a private garage and access to a communal cycle store, offering practical and convenient storage solutions.

This apartment offers a rare opportunity to secure a high-quality home in a prime location. Early viewing is highly recommended to fully appreciate the exceptional standard and generous proportions of this property.

EPC Rating: C - Council Tax Band: B

£145,000

DIRECTIONS

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along the Romanby Road over the zebra crossing, over the first mini roundabout then take a right at the next mini roundabout onto Allerton Way and the property is located on the right hand side.

SITUATION

Allerton Way 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 Durham Tees Airport.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

With an entrance door and stairway to the first and second floors.

SECOND FLOOR LANDING

With an entrance door to side and a double glazed window to front.

ENTRANCE HALL

With an entrance door to front, a storage cupboard and an airing cupboard.

LIVING ROOM

14'9" x 13'8" (4.50m x 4.17m)

With two double glazed windows to rear, downlighters and an electric radiator.

DINING KITCHEN

12'2" x 10'0" (3.71m x 3.05m)

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

MASTER BEDROOM

13'8" x 10'3" (4.17m x 3.12m)

With a double glazed window to front, downlighters and a door leading to:

EN SUITE SHOWER ROOM

With a double glazed window to front, a modern white suite comprises: A shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; downlighters; and a heated ladder back towel rail.

BEDROOM TWO

10'3" x 9'6" (3.12m x 2.90m)

With a double glazed window to front, downlighters and an electric radiator.

HOUSE BATHROOM / W.C.

With a double glazed window to rear, a modern white suite comprises: a panelled bath; a pedestal wash hand basin; a low flush W.C.; an extractor fan, downlighters and a ladder back towel rail.

GARAGE

17'8" x 9'0" (5.38m x 2.74m)

With a roller door to front and electric light.

CYCLE & BIN STORES

With gated access to store room.

EXTERNAL

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, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: £855.72 per Annum
GROUND RENT: £200 per Annum

WATER METER: YES

PARKING ARRANGEMENTS: OFF STREET PARKING FOR ONE

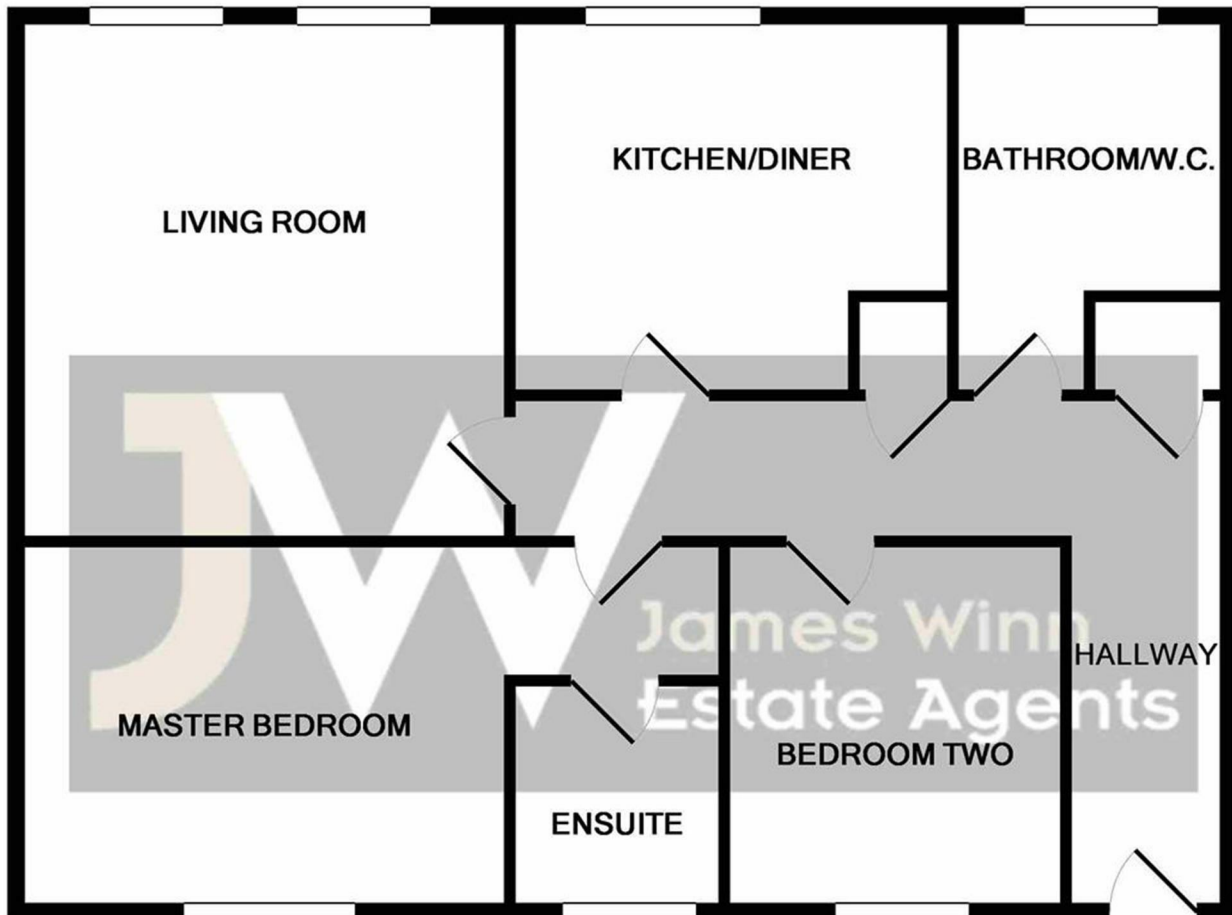
BROADBAND SPEED:

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.



TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 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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