



Gate House 9 Goosecroft Lane, Northallerton DL6 1EH

A well presented two-bedroom duplex apartment, perfectly positioned just off Northallerton High Street, offering convenience and a welcoming sense of home. With supermarkets, shops, and local amenities just a short stroll away, this well-proportioned property provides both comfort and practicality.

Warm and inviting, the apartment features gas central heating and double-glazed windows throughout, ensuring year-round coziness. The accommodation begins with a communal entrance hall leading to a bright and airy landing. The spacious living room is perfect for relaxing or entertaining, while the modern fitted kitchen is thoughtfully designed for both style and functionality. A handy cloakroom/WC completes the upper floor.

Downstairs, two generously sized bedrooms provide peaceful retreats, complemented by a stylish bathroom/WC. Externally, the property benefits from a designated parking space, adding to the ease of everyday living.

With no onward chain, this wonderful home is ready to move into, making it an ideal choice for first-time buyers, professionals, or those looking to downsize without compromising on space and convenience.

EPC Rating B - Council Tax Band B

£135,000

SITUATION

Gate House, Goosecroft 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

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL

With stairs to the first floor.

FIRST FLOOR ENTRANCE HALL

With a door to side and a deep storage cupboard.



CLOAKROOM/W.C.

6'7" x 5'5" (2.01 x 1.66)

With a low flush w.c., a pedestal wash hand basin and a radiator.



LIVING ROOM

14'10" x 11'6" (4.53 x 3.51)

With a double glazed window to front, a radiator and a telephone entry system.



KITCHEN

11'3" x 9'3" (3.45m x 2.84m)

With a double glazed window to front, a radiator, laminate flooring, 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, a freezer and a washing machine.



GROUND FLOOR LANDING

With a storage cupboard, a radiator and an airing cupboard housing the immersion heater.



BEDROOM ONE

13'6" x 11'6" (4.14m x 3.51m)

With a double glazed windows to front , fitted wardrobes and a radiator.



BEDROOM TWO

11'1" x 9'6" (3.40m x 2.90m)

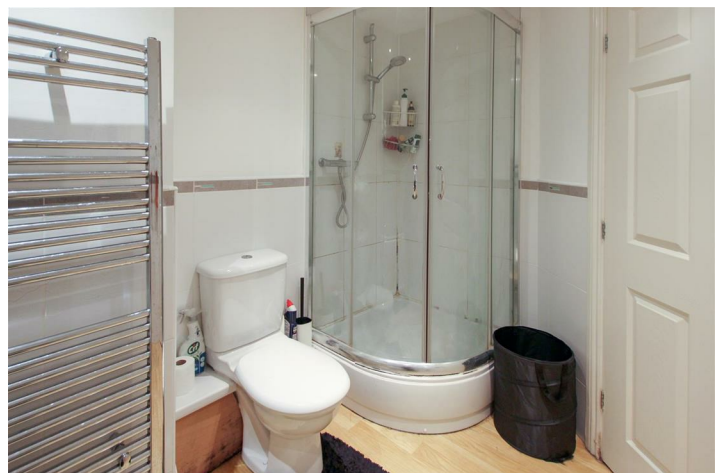
With a double glazed window to front and a radiator.



BATHROOM/W.C.

10'4" x 6'11" (3.15 x 2.12)

A modern white suite comprises: a panelled bath, a shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; downlighters; and a heated towel rail.



PARKING

One designated off street parking space.

EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MORTGAGE AND 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 mortgag

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.

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: £2577 PA

GROUND RENT £200 PA (next increase 2033)

Ground

WATER METER: Yes

PARKING ARRANGEMENTS: Off Road Parking

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.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

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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