

4 Arden Mews, Northallerton DL6 1EN

This spacious and well-appointed three-bedroom over 55's apartment offers independent living in a sought-after location, easy walking distance of the High Street. The accommodation features a ground-floor entrance with a large storage cupboard and stairs leading to the first floor. The landing provides ample storage and opens into a generous living/dining room. The newly fitted kitchen boasts a modern range of wall and base units with integrated appliances, including an oven, hob, washing machine, and fridge freezer. There are three bedrooms, with the master benefiting from fitted wardrobes. The bathroom has been newly refurbished with a walk-in shower, pedestal washbasin, large bathroom cabinets and low-flush WC.

Additional benefits include gas-fired central heating, newly fitted flooring and carpets in most rooms, and uPVC double glazing. Externally, the property enjoys well-maintained communal gardens, a single garage with lighting, and communal visitor parking.

EPC Rating C- Council Tax Band D

Offers In The Region Of £180,000

THE ACCOMMODATION COMPRISES

LOCATION

Arden Mews 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.

DIRECTIONS

From our Northallerton office head south down the High Street turning left at the first roundabout onto Friarage Street. At the next roundabout turn left onto Brompton Road. Take the next left on to Friarage Gardens and Arden mews is on the left.

ENTRANCE VESTIBULE

With uPVC front door, large storage cupboard and stair leading to second floor.



ENTRANCE HALLWAY

With secure entry system, two large shelved cupboards, access to loft with pull down ladder and radiator.



SITTING ROOM

18'11" x 15'9" max (5.77 x 4.82 max)

With double glazing to the front and side, fireplace with marble hearth and Adams style surround and coal effect electric fire and two radiators.



KITCHEN

11'5" x 8'0" max (3.49 x 2.44 max)

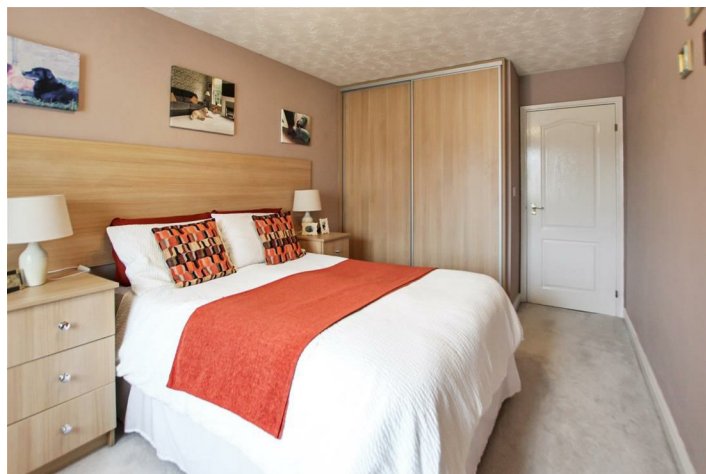
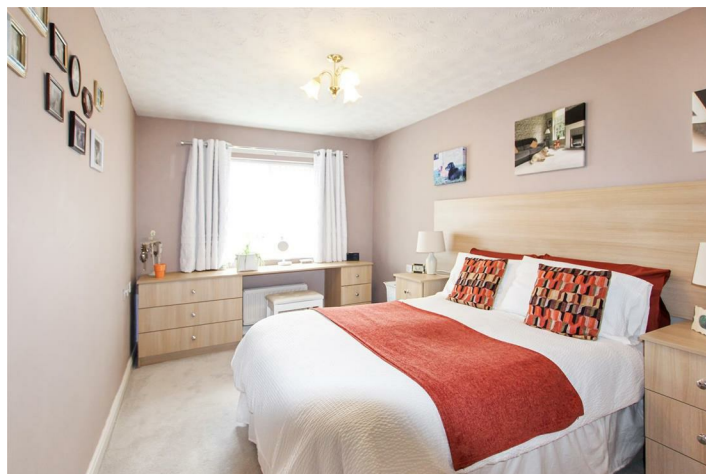
Newly fitted kitchen with rear facing UPVC double glazed window, stainless steel sink and drainer with mixer tap, a range of floor, draw and wall units, built in fridge, Integrated washing machine, built in freezer, gas hob and electric oven.



MASTER BEDROOM

16'0" x 8'11" (4.89 x 2.73)

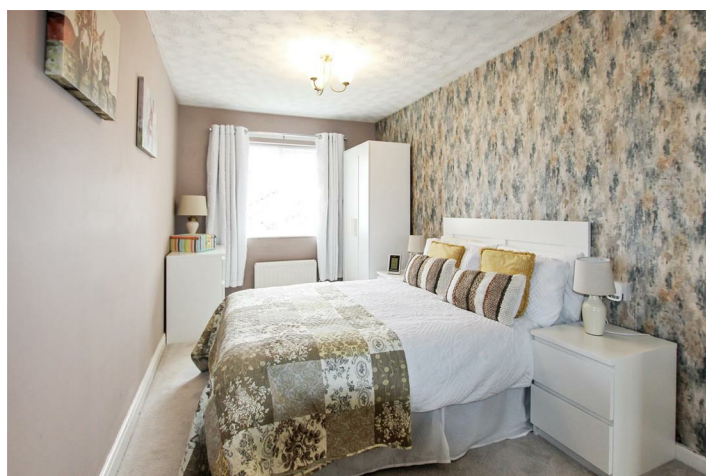
With side facing double glazing range of built- in wardrobes, drawers, side tables and radiator.



BEDROOM TWO

16'0" x 8'0" (4.89 x 2.44)

With side facing double glazing and radiator.



BEDROOM THREE/STUDY

7'10" x 6'1" (2.40 x 1.87)

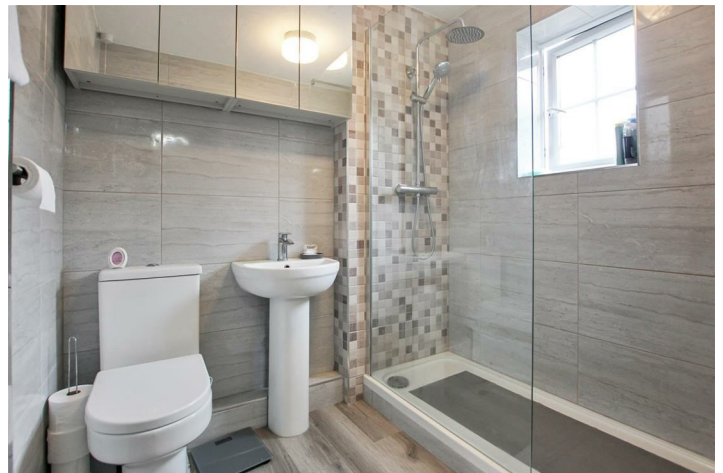
With front facing window and radiator.



BATHROOM

6'8" x 6'2" (2.05 x 1.88)

Newly fitted three-piece bathroom featuring a walk-in shower, pedestal washbasin, low-flush WC, radiator, two double bathroom cabinets, and an extractor fan.



EXTERNAL

Externally there are lovely communal gardens, single garage with light and communal visitor parking.



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

LEASEHOLD

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 leasehold 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.

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 CHARGE: £1780 per annum

SERVICE CHARGE: £523 per annum

WATER METER: YES

PARKING ARRANGEMENTS: Communal parking 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.

GROUND FLOOR
47 sq ft. (4.3 sq.m.) approx.

1ST FLOOR
802 sq ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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