



17 Kilnwick court, Northallerton DL7 8XS

Charming Two-Bedroom Top-Floor Apartment with no onward chain.

Located in the highly desirable Kilnwick Court, this two-bedroom top-floor apartment offers a fantastic opportunity for a range of different buyers. Just 100 yards from Northallerton Railway Station and a quarter of a mile from the town center, the location is perfect for easy access to local amenities and transport links.

The apartment features double-glazed windows and a spacious layout, with a communal entrance hall. Inside, you'll find a large living room with a bay window, creating a bright and airy space, as well as a practical kitchen awaiting modernisation. The property boasts two generous double bedrooms, and has the convenience of a shower room.

Outside, the property comes with a reserved parking space, plus additional visitors parking for guests.

This apartment is full of potential and offers a fantastic opportunity to create a home that perfectly reflects your style and needs. The perfect place to enjoy the best of Northallerton living.

EPC Rating C - Council Tax Band B

£130,000

SITUATION

Kilnwick Court 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 continuing straight over at the first roundabout and taking the third exit at the next roundabout onto South Parade. At the end of South Parade take the third exit at the roundabout onto Mill Lane where the entrance to Kilnwick Court is on the left hand side.

COMMUNAL ENTRANCE HALL

With stairs to the second floor.

ENTRANCE HALL

With a night storage heater, a telephone entry system and a storage cupboard/airing cupboard.

LIVING ROOM

23'11" x 11'10" into bay window (7.31 x 3.615 into bay window)

With a double glazed bay window to rear, a double glazed window to front, two night storage heaters and downlighters.



KITCHEN

8'2" x 11'9" (2.5 x 3.6)

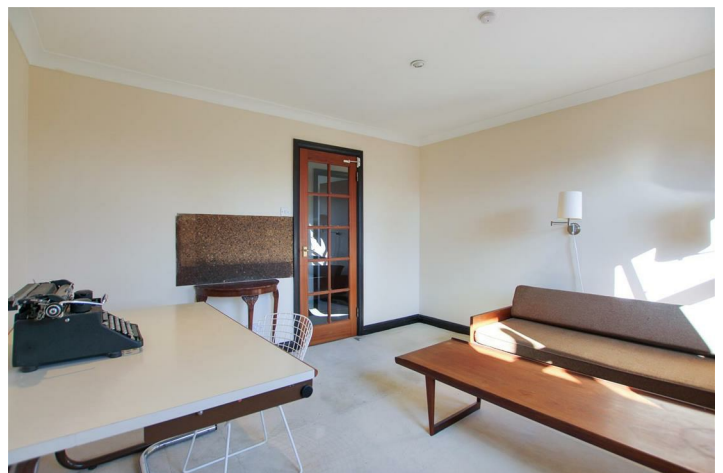
With a double glazed window to rear, a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, a serving hatch, space and plumbing for washing machine and night storage heater.



BEDROOM ONE

11'10" x 12'5" (3.63 x 3.81)

With two double glazed windows to rear, an electric heater.



BEDROOM TWO

11'10" x 11'10" (3.63 x 3.63)

With two double glazed windows to rear, night storage heater and fitted wardrobes.



SHOWER ROOM

7'11" x 6'8" (2.43 x 2.04)

with double glazing to the rear, walk in shower, pedestal wash hand basin, low flush W.C, and a wall mounted heater.



PARKING

With one reserved parking space and visitors parking available on a first come first served basis.

COMMUNAL GARDENS

Well tended communal gardens, communal washing lines and bin store.



VIEWINGS

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

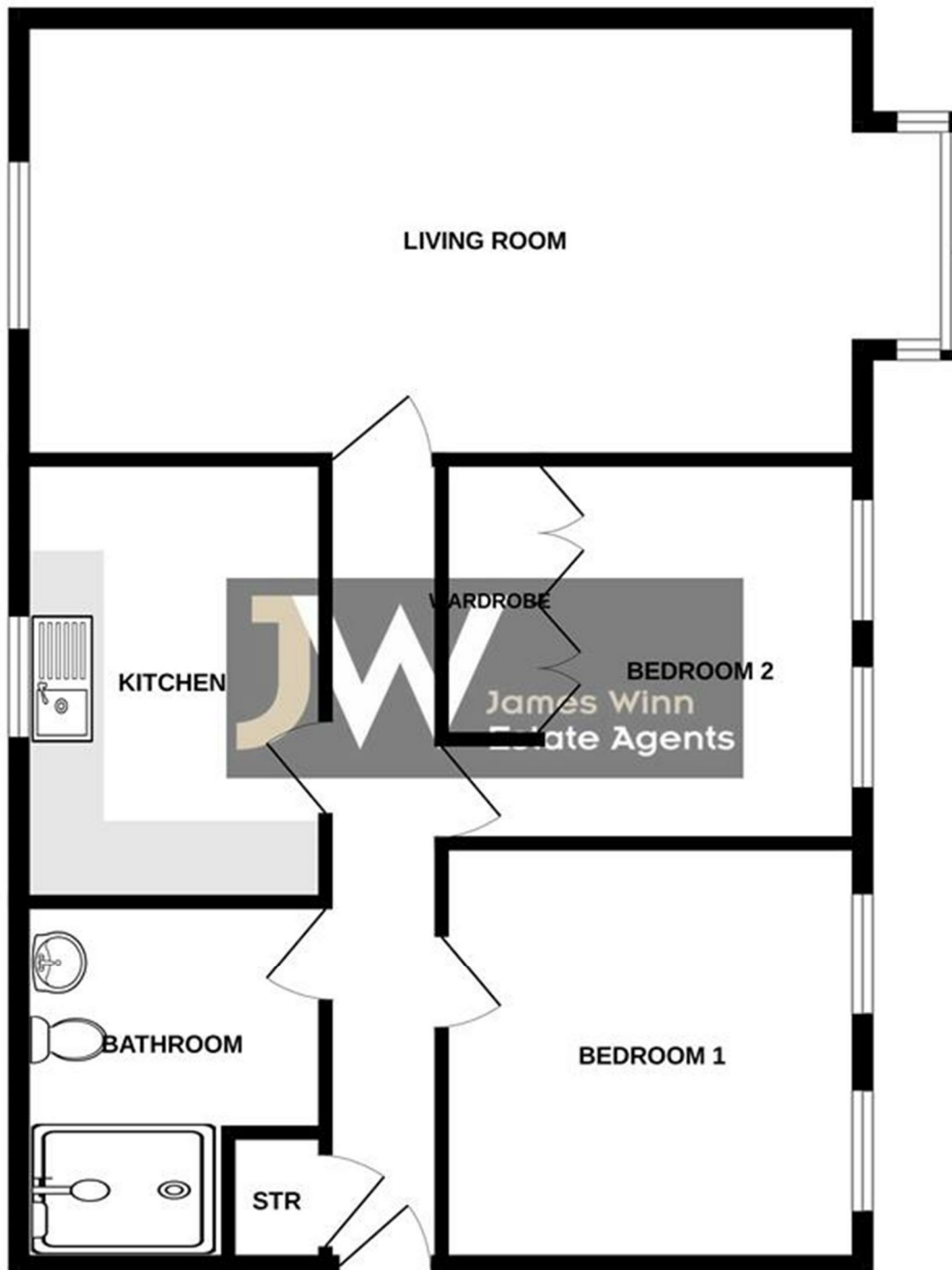
The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE CHARGE: £0

SERVICE CHARGE: £ 870

GROUND FLOOR
802 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.6 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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