



## FLAT 4 WATERFORTH HOUSE

CARLTON, COVERDALE, DL8 4BD

**£150,000**  
**LEASEHOLD**

A Spacious Ground Floor Apartment within picturesque Coverdale with Private Garden and Parking Space. Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom/WC, South Facing Garden, Parking Space, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D63. Contents available by separate negotiation. NO ONWARD CHAIN. Lease term 999 years from 1st May 1994. Service charge approx. £700 p.a.

**NORMAN F. BROWN**

Est. 1967

# FLAT 4 WATERFORTH HOUSE

- SPACIOUS GROUND FLOOR APARTMENT • PRIVATE SOUTH FACING GARDEN • PARKING • OIL FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • PICTURESQUE COVERDALE LOCATION • CONTENTS AVAILABLE • NO ONWARD CHAIN



## DESCRIPTION

A Spacious Ground Floor Apartment within picturesque Coverdale with Private Garden and Parking Space. Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom/WC, South Facing Garden, Parking Space, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D63. Contents available by separate negotiation. NO ONWARD CHAIN. Lease term 999 years from 1st May 1994. Service charge approx. £700 p.a.

## LOUNGE/DINING ROOM

5.49m x 5.31m (18'0" x 17'5")(maximum measurements). Television point, two radiators. Double glazed windows to front with venetian blinds. Double glazed entrance door to side. Doors to Inner Hall, Kitchen and Bedroom.

## KITCHEN

3.23m x 2.24m (10'7" x 7'4")(maximum measurements). Stainless steel single drainer sink unit, laminate work surfaces, base and eye level cupboards and drawers, built-in electric oven and four ring electric hob, fridge/freezer space, plumbing for washing machine, extractor fan, oil fired boiler, ceramic tiled floor, radiator. Double glazed window to side. Door to Lounge/Dining Room.

## BEDROOM

4.5m x 2.74m (14'9" x 8'11") Radiator. Double glazed window to rear with venetian blind. Door to Lounge/Dining Room.

## INNER HALL

Radiator, picture rails, storage cupboards. Doors to Lounge/Dining Room and Bathroom/WC.

## BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath, separate shower cubicle, extractor fan, low level WC, heated towel rail, airing cupboard with lagged hot water cylinder and immersion heater, linen cupboard, wall mirror, glass shelf. Door to Inner Hall.

## OUTSIDE

**SOUTH FACING FRONT GARDEN** for the private use. Lawn enclosed by hedgerow with a lovely aspect across open countryside, two storage bunkers, one garden shed, plastic oil tank. Steps leading up to the main road and around to communal gardens and parking space for one vehicle for Flat 4.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Long Leasehold, although we have not verified this by sight of the Title Deeds. By way of 999 year lease from 1st May 1994. We understand that the Freehold is owned by the four leaseholders.

Service Charge – Approximately £700 per annum which includes contribution towards building insurance and the upkeep of the communal garden etc.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 14022

Particulars Prepared – September 2022

### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own

verification.

### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

### SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

### FREE IMPARTIAL MORTGAGE ADVICE

### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

### YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

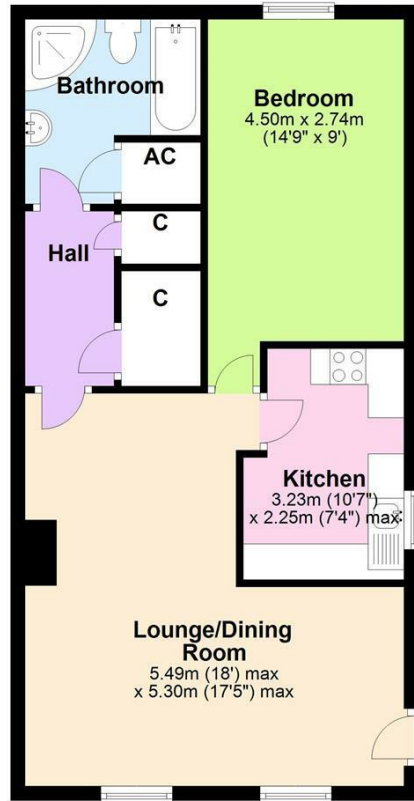
A life assurance policy may be required. Written quotation available upon request.

## FLAT 4 WATERFORTH HOUSE



### Ground Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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