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**RESIDENTIAL**  
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Apartment 4, 49-51 High Street  
Northallerton, DL7 8EG

**Offers in the region of £115,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s

A modern two bedroomed second floor apartment providing spacious living accommodation benefitting from Upvc double glazing and gas fired central heating. The accommodation includes a communal entrance hall leading to the second floor. Once inside the apartment there is a reception hall, spacious open plan living room / dining / kitchen having lovely views across the green to the front. The kitchen area is fitted with a good range of wall and base units and includes integrated oven, hob, fridge and freezer. The master bedroom is a double room located to the rear and has fitted wardrobes, bedroom two is also a good size room and has a nice outlook looking up the high street towards the Church. The spacious bathroom is fitted with a white suite and includes a bath and separate shower cubical. Externally there is an allocated parking space. The property is located on the high street and therefore is in easy reach of all local amenities.





- Modern two bedroomed second floor apartment
- Master bedroom with built in wardrobes
- Spacious bathroom with bath and separate shower cubicle
- Gas fired central heating
- Excellent location
- Spacious open plan living room / dining room / kitchen
- Kitchen area with integrated appliances
- Upvc double glazing
- Allocated parking space
- Vacant possession and no onward chain

#### GENERAL INFORMATION

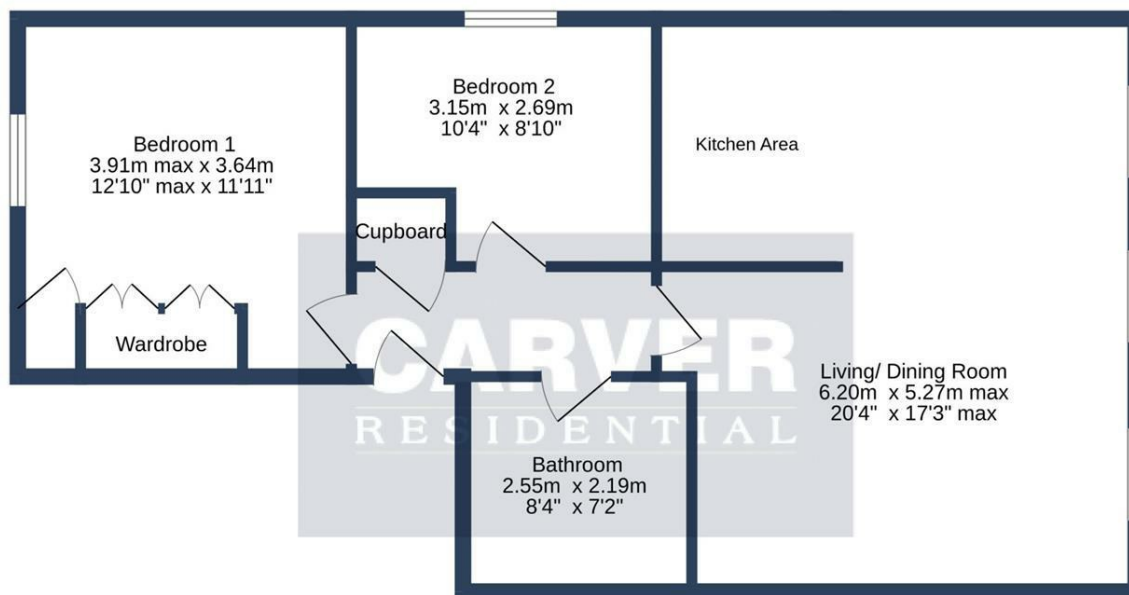
Tenure: Leasehold. 125 year lease from Nov 2006. Service charge £1510 for 2026 Ground Rent £200 per year  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: North Yorkshire Band B

#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



**SECOND FLOOR**  
64.7 sq.m. (696 sq.ft.) approx.

FLAT 4, 49-51 GATE HOUSE, NORTHALLERTON, DL7 8EG.

TOTAL FLOOR AREA : 64.7 sq.m. (696 sq.ft.) 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Property Size from EPC  
742.00 sq ft

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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**14 Duke Street, Darlington**  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)