



11 WHITE ROSE HOUSE, AINDERBY
GARDENS, NORTHALLERTON
OFFERS OVER £90,000



Northallerton
Estate Agency



Ainderby Gardens

Northallerton, DL7 8GT

PROPERTY COMPRISES 1 BEDROOM SECOND FLOOR FLAT IN A HIGHLY SOUGHT AFTER AREA OF NORTHALLERTON. PROPERTY ENJOYS UVPC WINDOWS, SPACIOUS ROOMS, ELECTRIC HEATING THROUGHOUT, 1 PARKING SPACE WITH PROPERTY AND COMMUNAL STAIRWAYS.

- 1 BEDROOM FLAT
- PARKING FOR 1 VEHICLE
- ELECTRIC HEATING
- LOW COUNCIL TAX BAND A
- UVPC
- SPACIOUS ROOMS



ENTRANCE

SUBSTANTIAL FRONT DOOR, ENTRANCE HALL WITH ELECTRIC HEATER, CEILING LIGHT POINT, INTERCOM PHONE SYSTEM, ATTIC ACCESS, DOOR TO BOILER CUP HOUSING ELECTRIC HOT WATER BOILER WITH SHELVING ABOVE, WALL MOUNTED CLOAKS HANGING, DOOR INTO LIVING ROOM.

LIVING ROOM

ENJOYS WINDOWS TO ONE SIDE, 2 X CEILING LIGHT POINTS, WALL MOUNTED DIMPLEX ELECTRIC HEATER, TV AND PHONE POINT, ARCHWAY THROUGH INTO KITCHEN.

KITCHEN

RANGE OF BEECH FRONTED BASE AND WALL UNITS, GRANITE EFFECT WORKSURFACE WITH INSET SINGLE DRAIN SINGLE BOWL SINK UNIT WITH QUALITY MIXER TAP OVER, UNIT INSET 4-RING ELECTRIC HOB WITH BRUSHED STEEL AND GLASS ELECTRIC OVEN BENEATH, UNIT MATCHED EXTRACTOR HOOD OVER WITH LIGHT AND FAN, SPACE AND PLUMBING FOR

WASHING MACHINE, SPACE FOR FRIDGE FREEZER, TILED SPLASHBACKS, CEILING LIGHT POINT.

BEDROOM

DOUBLE MIRROR FRONTED SLIDING WARDROBE WITH SHELVES AND HANGING, TV AND PHONE POINT, CEILING LIGHT POINT.

BATHROOM

PANELLED BATH, FULLY TILED AROUND, THERMOSTATIC CONTROLLED MAINS SHOWER, MATCHING DUO FLUSH TOILET, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH, SHELF STORAGE TO SIDE, TILED SPLASHBACK, FLUSH MOUNTED CEILING LIGHT POINT, CEILING MOUNTED EXTRACTOR, WALL MOUNTED HEATED TOWEL RAIL, WALL MOUNTED SHAVER SOCKET.

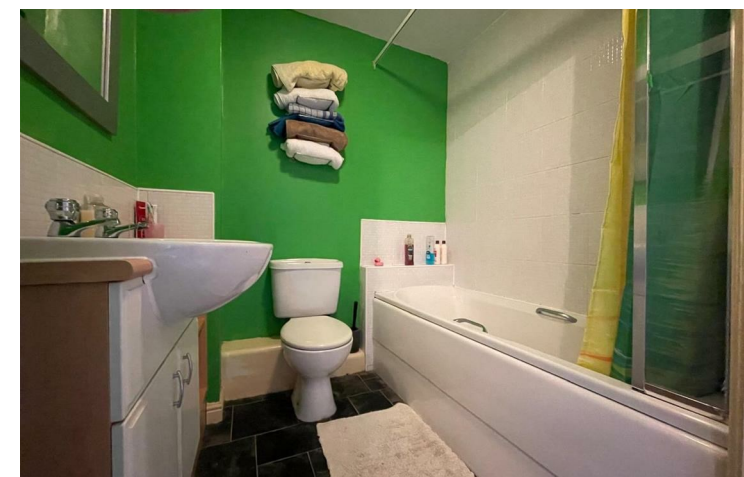
VIEWING - BY APPOINTMENT THROUGH THE AGENCY
- TEL NO. 01609 771959

TENURE - LEASEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

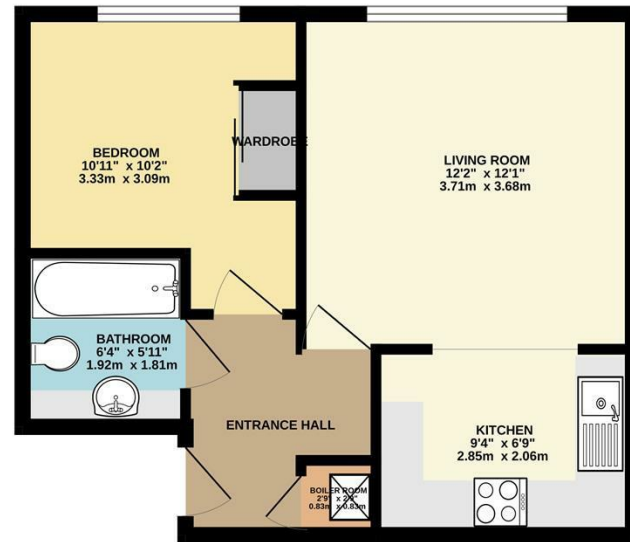
NYCC TAX BAND - A

EPC - D



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



11 WHITE ROSE HOUSE, ANDERBY GARDENS, ROMANBY, NORTHALLERTON, DL7 8BT

TOTAL FLOOR AREA: 397 sq ft. (36.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.

Made with Metreplan 10/2021



Energy Efficiency Rating		Current	Potential
100-90%	A		
89-80%	B		
81-65%	C		
64-55%	D		
54-45%	E		
44-35%	F		
34-20%	G		
19-10%	H		
9-1%	I		
All energy related - higher saving costs		EU Directive 2002/91/EC	
England & Wales			

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