



**CARVER**  
**RESIDENTIAL**  
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49-51 High Street  
Northallerton, DL7 8EG  
**Price £122,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s



A spacious two bedroomed second floor apartment situated on the High Street.

The apartment benefits from gas fired central heating and double glazing. The accommodation includes a communal entrance hall and stairs leading to the apartment. Once inside the apartment there is a spacious reception hall with large storage cupboard. Large open plan area living room / dining room / kitchen providing modern living space. The kitchen area is fitted with a range of units and integrated appliances including oven, hob and fridge freezer. Both bedrooms are double rooms, the master bedroom has an en suite and fitted wardrobes. There is also a family bathroom. Externally there is an allocated parking space. The Gate House is located on the High Street and within easy reach of a wide variety of shops, pubs and other businesses.







- Two double bedroomed second floor apartment
- Large open plan living room / dining room / kitchen
- Gas fired central heating and Upvc double glazing
- High street location
- Master bedroom with en suite shower room and fitted wardrobes
- Kitchen area with some integrated appliances
- Allocated car parking space

#### GENERAL INFORMATION

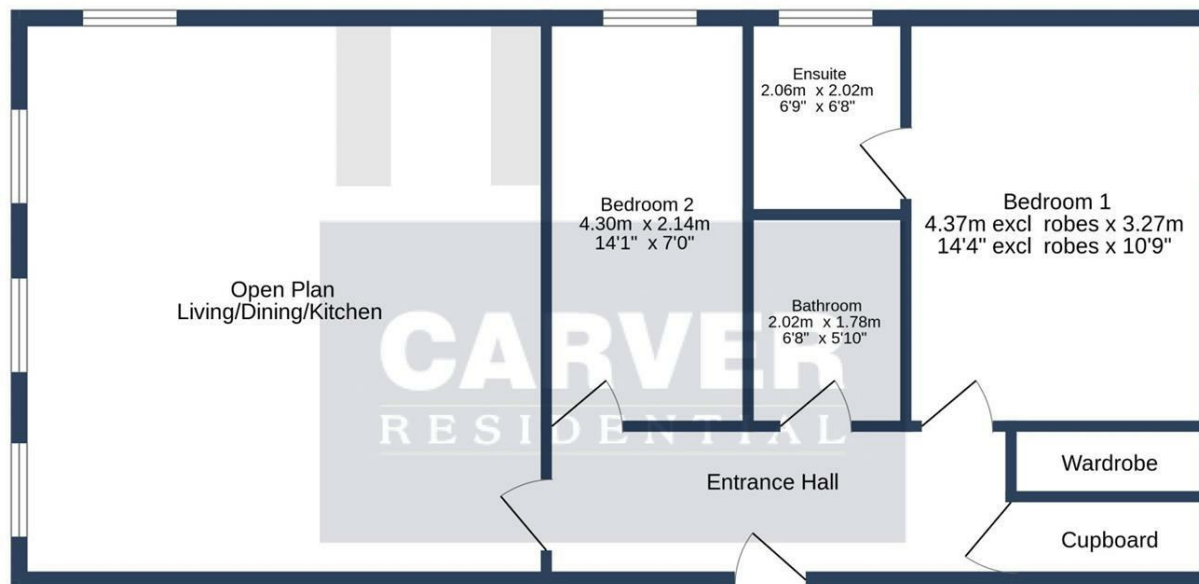
Tenure: Leasehold. 125 year lease from Nov 2006. Service charge £1510 for 2026 Ground Rent £200 per year  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band B

#### **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**  
76.8 sq.m. (827 sq.ft.) approx.

GATE HOUSE, HIGH STREET, NORTHALLERTON. DL7 8EG.

TOTAL FLOOR AREA : 76.8 sq.m. (827 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>	78	78
(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  
882.00 sq ft

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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)