



12 Applegarth Court
Northallerton, DL7 8NT

youngsRPS 

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Guide Price: £102,000

An attractive well proportioned first floor Apartment in this small, sought after development of retirement homes enjoying a delightfully secluded courtyard setting just two minutes walk from the High Street. The apartment briefly comprises an communal entrance hall, living/dining room, kitchen, two bedrooms and bathroom. Externally there are communal gardens and off street parking.

- First Floor Apartment
- Two Bedrooms
- Within walking distance of town centre
- Sought after small development
- EPC Rating D

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Northallerton 01609 773004





The apartment is accessed via a carpeted communal entrance hall with stairs to the first floor. To the left, a door leads into a bright living/dining room with neutral décor, two windows to the front and an electric fire. A door accesses the kitchen with white wall and floor units, laminate worktops, 1/12 bowl sink and drainer electric oven and electric hob with extractor over. There is an integrated fridge freezer, plumbing for a washing machine and window to the rear.

An inner hallway leads to two good sized bedrooms and two storage cupboard, one of which houses the hot water cylinder. The bathroom comprises a panel bath with shower over, WC and wash hand basin with vanity unit below.

The property has the benefit of communal gardens & sitting areas to the front together with off street parking. There is also a small external store. The gardens continue to the rear of the property providing a pleasant outlook.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department

stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES Mains electricity, water, drainage are connected. Economy 7 electric heating is installed.

CHARGES North Yorkshire Council Tax Band B.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES The property is Leasehold & held on a 99 year lease commencing 1988 on which a peppercorn rent is payable.

The communal areas of the development are managed by Regent

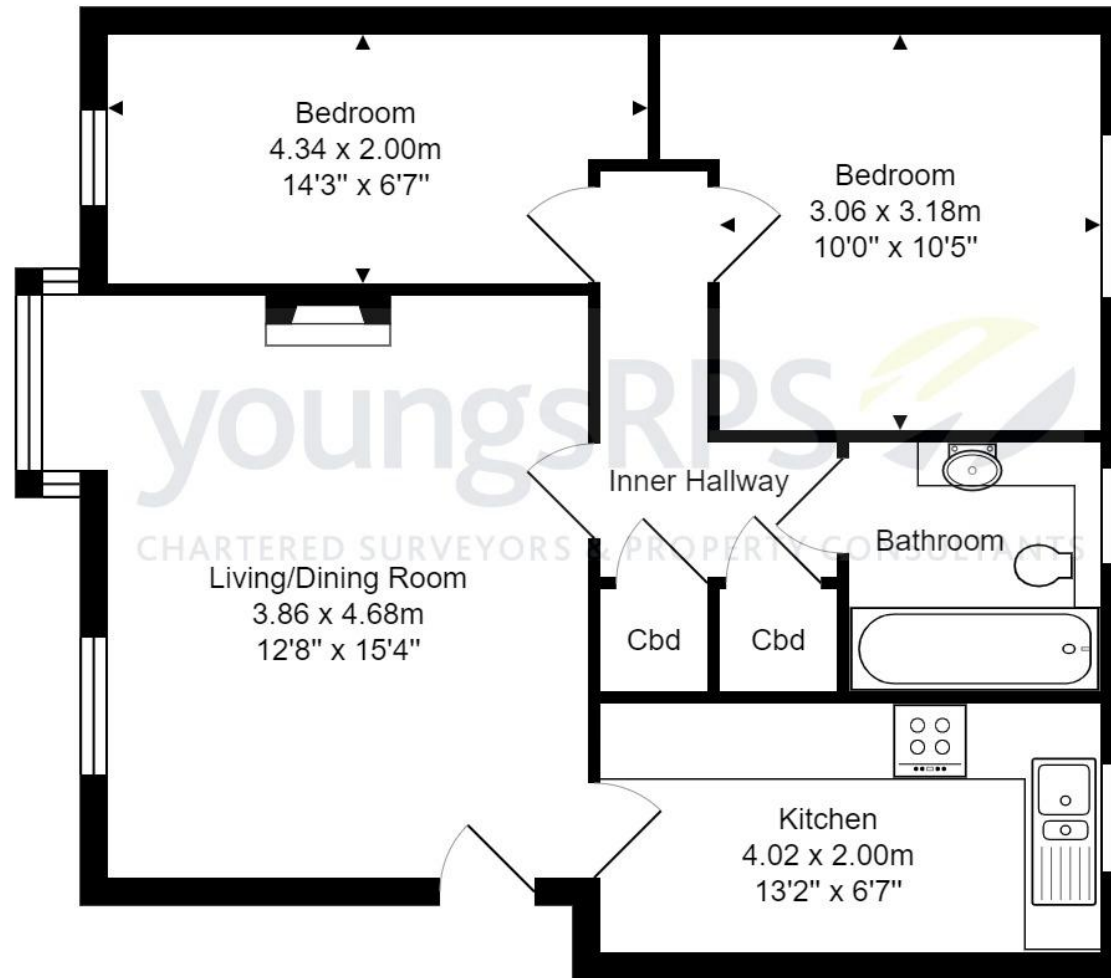
Management for which a charge of £88 per month as a management charge.

The apartment has the benefit of a 24 hour Careline facility the cost of which is included in the management charge.

An age restriction of 55 years & above applies to persons wishing to reside at Applegarth Court.

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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