



**42 Weavers Green**  
Northallerton, DL7 8FL

youngsRPS 

# 42 Weavers Green Northallerton DL7 8FL

**Guide Price: £129,995**

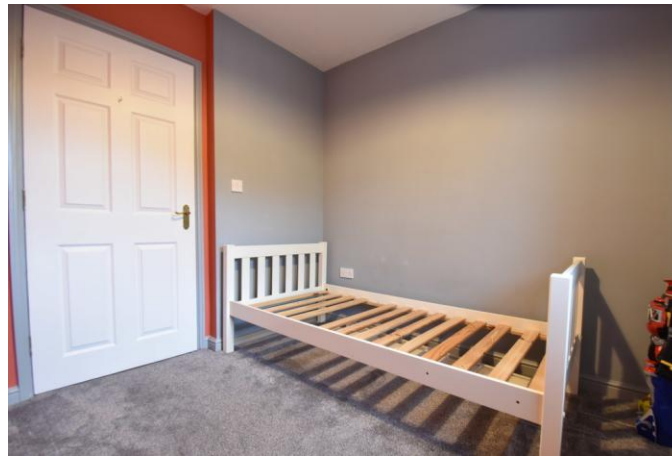
A spacious two bedroom, second floor apartment located in a convenient location close to Northallerton's High Street and Train Station. The property comprises a generous living/dining room, neutral kitchen, two bedrooms and a modern bathroom. Externally there is an allocated parking space and communal gardens.

- Second Floor Apartment
- Two Bedrooms
- Open Plan Living/Dining Room
- Allocated Parking Space
- Communal Gardens



**youngsRPS** 

Northallerton 01609 773004



The apartment is accessed via a communal entrance with intercom system and up to the second floor where there are two cupboards, one housing the electric meter and the other a storage space. The entrance door opens into a spacious hallway and storage cupboard. The open plan living/dining room is of generous proportions and affords ample space for entertaining. There are windows to the front and side as well as an additional storage cupboard. An opening from the dining area leads into the kitchen which comprises grey coloured wall and floor units, laminate worktops, tiled splashbacks and stainless steel sink and drainer. There is a window to the rear and side allowing light to flood in. The kitchen has an integrated electric oven, gas hob with extractor over, plumbing for a washing machine and dishwasher as well as space for a fridge freezer.

There are two bedrooms in the property with the master enjoying two fitted double wardrobes along with fitted drawer storage. The second bedroom is at the front of the property and is a generous single room. The bathroom comprises a white suite including panel bath with shower over, WC and pedestal wash hand basin.

Externally, there is an allocated off street parking space, visitor parking and communal gardens.

**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 Moors 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.

**CHARGES** North Yorkshire Council Tax Band B.

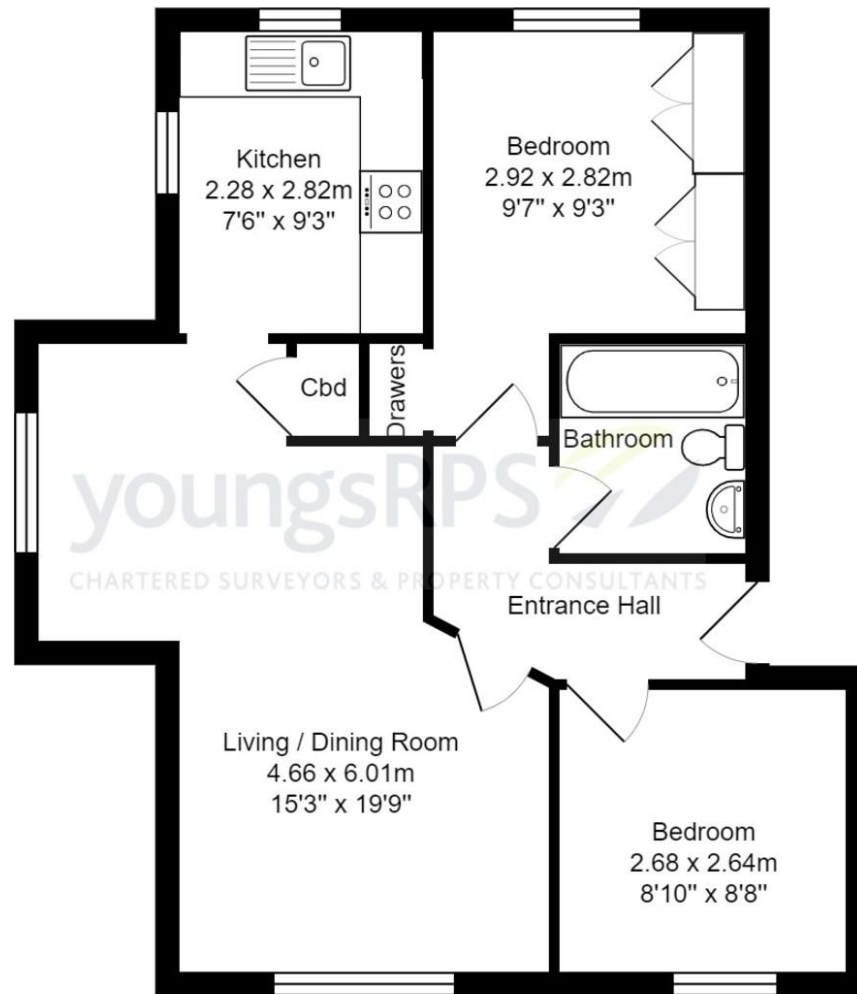
**TENURE** The property is Leasehold with 102 years remaining. A Ground Rent of £75 is payable per annum. A Management charge of £100 per month is payable for the maintenance of communal areas.

**SERVICES** Mains water, drainage & electricity. Gas central heating.

**VIEWINGS** By appointment with the agents. Call 01609 773004.

**AGENT'S NOTES** 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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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 the 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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