



10 ARDEN MEWS  
NORTHALLERTON, DL6 1EN







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This two storey Mews Cottage, located in a 1990 purpose-built retirement development of only 11 dwellings surrounding a block-paved courtyard, enjoys a secluded, peaceful setting and yet is only a short walk from the Northallerton High Street.

Accommodation includes Entrance Hall, downstairs Shower Room, Lounge/Dining Room, Kitchen, Conservatory, Two Bedrooms, upstairs Bathroom, Communal Grounds and Garage.

- Mews Cottage
- Two Bedrooms
- Quiet, secluded setting conveniently located for Northallerton Town Centre
- Downstairs Shower room and upstairs Bathroom
- Modern Conservatory
- Tranquil Communal Grounds
- Garage
- EPC Rating D

## GET IN TOUCH

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## DESCRIPTION

This purpose-built retirement cottage has much to offer in its appointment, its setting and its proximity to facilities. There is a spacious hallway with under-stairs storage. The staircase to the first floor is fitted with a recent-model (130 T700) stairlift. There is a ground floor shower room with WC and wash basin. The fully-tiled shower cubicle is fitted with a thermostatically controlled Mira shower supplied directly from the combination gas boiler which serves the central heating. The kitchen was upgraded in 2005 and its window overlooks well-maintained communal grounds. It incorporates a mid-height self-cleaning electric Bosch oven, a Bosch gas hob, fridge/freezer and washer/dryer. The living/dining room and adjoining conservatory overlook the south-facing communal grounds. The modern conservatory is equipped with lighting, heated towel rail and electrical sockets. The first floor has two bedrooms, the larger has built-in mirrored wardrobes, a spacious storage cupboard & dressing-room area. The bathroom has an over-bath shower and white ceramic fittings. Externally, the property also has a garage, bin store/storage cupboard, meter cupboard and a small garden area.

## LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. A short walk through private access to the High Street leads to Northallerton parish church and the adjacent bus terminus. 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, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

### **CHARGES**

North Yorkshire Council Tax Band D.

### **VIEWINGS**

Strictly by appointment with the Agents. Call 01609 773004.

### **TENURE**

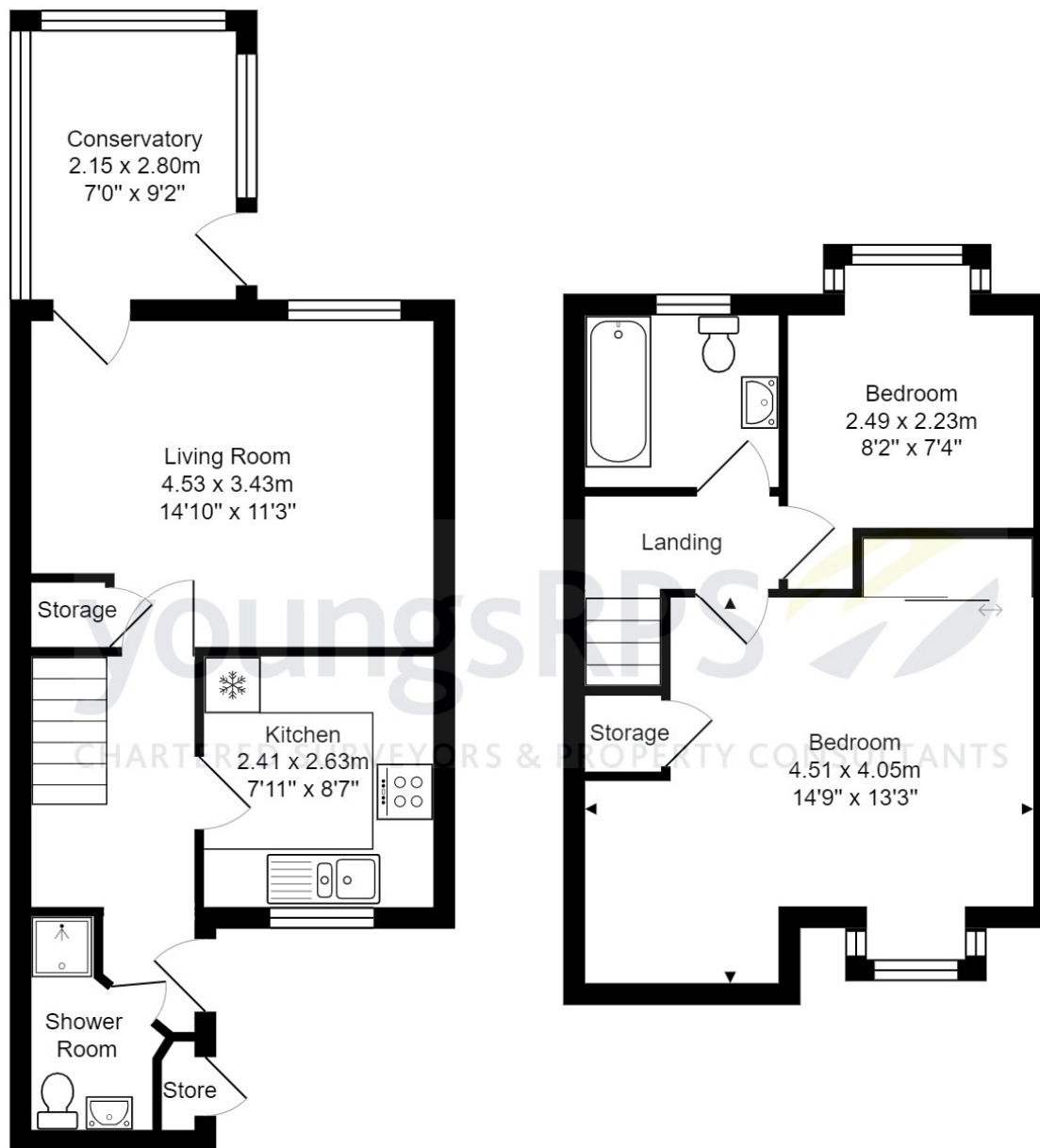
This property is LEASEHOLD & held on a 125 year lease dating from 1st July 1989. The ground rent is £523 per annum. In addition a service charge is payable for maintenance of external areas, currently £1,876 for the Sep. '24 - Aug. '25 year.

This property has an age restriction of 55 years and over for sole occupancy or 50 years for joint occupancy.

### **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.





All measurements are approximate and for display purposes only.

**www.youngsrps.com**  
**Northallerton 01609 773004**



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