



2 STANLEY COURT, SOUTH PARADE, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8TX

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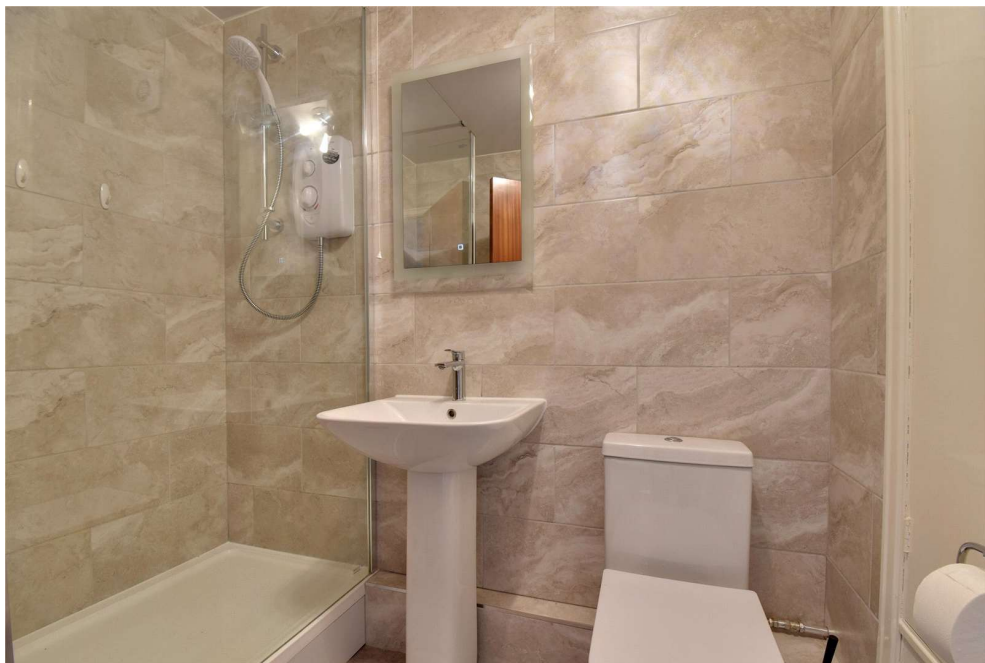
Northallerton, North Yorkshire, DL7 8TX

Set back from the road on the sought-after South Parade, this recently refurbished ground floor apartment offers bright, modern, and well-proportioned accommodation within easy reach of Northallerton town centre and the railway station. The property features a stylish open-plan living area with contemporary kitchen, a spacious double bedroom, and a sleek shower room. Externally, there are attractive communal gardens, a residents' seating area, and allocated parking, making this an ideal home for first-time buyers or investors alike.

- Ground Floor One Bedroom Apartment
- Convenient Location Close to Town Centre & Train Station
- Recently Updated Throughout
- Allocated Parking Space
- EPC Rating D

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.





## DESCRIPTION

Conveniently located for Northallerton town centre and the railway station, Stanley Court is a well-positioned development set back from the road on the sought-after street of South Parade. This recently refurbished ground floor apartment offers bright, spacious, and modern accommodation, making it an ideal purchase for first-time buyers or investors.

Accessed via a communal entrance, the apartment features a welcoming hallway with a generous storage cupboard and access to all rooms. The open-plan living area provides an excellent sense of space and includes a stylish kitchen fitted with light grey wall and floor units, laminate worktops, an electric oven and hob with extractor over, plumbing for a washing machine, and space for a fridge.

The double bedroom offers ample room for additional furniture, while the contemporary shower room is fitted with a walk-in shower enclosure, WC, and wash hand basin.

Externally, the front communal garden is enclosed by wrought iron railings with mature planting, while to the rear there is a communal paved seating area and a private residents' car park. Additional features include newly installed wall-mounted electric heaters with wireless control, uPVC double glazing throughout, an intercom entry system, and an allocated parking space.

## 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.

### Tenure

Leasehold on a 999 year lease commencing 1st July 1984 with a £650 per annum service charge which includes building insurance, electric to communal areas and cleaning of communal areas.

### Charges

North Yorkshire Council Tax Band A.

### Services

Mains electricity, water and drainage are connected. Electric Storage Heaters. communal areas.

### Charges

North Yorkshire Council Tax Band B.

### Services

Mains electricity, water and drainage are connected. Electric Storage Heaters.

### Viewings

By appointment with the Agents. Please 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.

