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Northallerton
Estate
Agency



**Fir Lodge Court South Parade, Northallerton
North Yorkshire DL7 8TZ**

Offers In The Region Of £135,000

A Well Laid Out And Spacious 2-Bedroomed Apartment In One Of The Most Sought After Residential Areas Of Northallerton

- Well Laid Out Accommodation
- UPVC Sealed Unit Double-Glazing
 - Night Storage Heating
- Fitted Kitchen & Bathroom
 - Designated Parking
 - Close to Town Centre



In off flagged walkway with drying area and bin store to side through door to the main property and the main foyer with stairs to First and Second Floor with the benefit of stair lift. This takes us up to the First Floor where we gain access to the apartment through hardwood front door into:

Entrance Hall

7'1" x 10'0" (2.18 x 3.05)

Night light and airy room. Coved corniced ceiling. Two ceiling light points.

Useful Store Cupboard

4'0" x 2'5" (1.22 x 0.76)

Shelved. Ceiling light point.

Kitchen

11'1" x 8'1" (3.40 x 2.47)

Enjoying nice range of beech fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit having mixer tap over. Tiled splash-back. The apartment will come with the benefit of cooker. Space and point for fridge. Space and plumbing for auto wash. The property will be supplied with the benefit of a Miele fridge and Miele Premier Novo washer. Ceiling light point. Night storage heater.

Sitting Room

12'0" x 14'10" (3.66 x 4.54)

Coved corniced ceiling. 4 wall light points. Door to verandah which looks out over the rear block paved area across Fir Lodge itself. TV point. Creda night storage heater.

Bedroom No. 2

7'1" x 10'0" (2.18 x 3.05)

Coved corniced ceiling. Light point. Wall mounted electric heater.

Bedroom No. 1

13'3" x 8'7" (4.06 x 2.62)

Coved corniced ceiling. Light point. Wall mounted Creda Night store heater.

Bathroom

6'9" x 8'5" (2.08 x 2.59)

Fully tiled. Suite comprising panelled bath, fully tiled around with Aquatronic electric shower over. Matching pedestal wash basin and WC. Creda electric heater. Wall mounted shaver light and socket. Wall mounted Airflow extractor fan. Built in airing cupboard housing lagged cylinder with dual heating element and shelved storage around.

General Remarks & Stipulations

VIEWING:

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES:

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND:

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band B. The current annual charge is £1293.37.

