

CARVERS

SALES & LETTINGS

Apartment 4, Gate House, 49-51 High Street

Northallerton, DL7 8EG

Guide price £72,000

Apartment

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A modern two bedroomed second floor apartment providing spacious living accommodation benefitting from Upvc double glazing and gas fired central heating and allocated parking space.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

The accommodation includes a communal entrance hall leading to the second floor. Once inside the apartment there is a reception hall, spacious open plan living room / dining / kitchen having lovely views across the green to the front. The kitchen area is fitted with a good range of wall and base units and includes integrated oven, hob, fridge and freezer. The master bedroom is a double room located to the rear and has fitted wardrobes, bedroom two is also a good size room and has a nice outlook looking up the high street towards the Church. The spacious bathroom is fitted with a white suite and includes a bath and separate shower cubical. Externally there is an allocated parking space. The property is located on the high street and therefore is in easy reach of all local amenities.









- For sale by Modern Auction – T & Cs apply
- Buyers' Fees apply
- Modern two bedroomed second floor apartment
- Upvc double glazing
- Allocated parking space
- Subject to a hidden Reserve Price
- Buyer Information Pack available
- Kitchen area with integrated appliances
- Gas fired central heating



GENERAL INFORMATION
Tenure: Leasehold. 125 year lease from Nov 2006. Service charge £1510 for 2026 Ground Rent £200 per year
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Band B
This auction is already live and is due to end on 29th Oct at 3pm

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

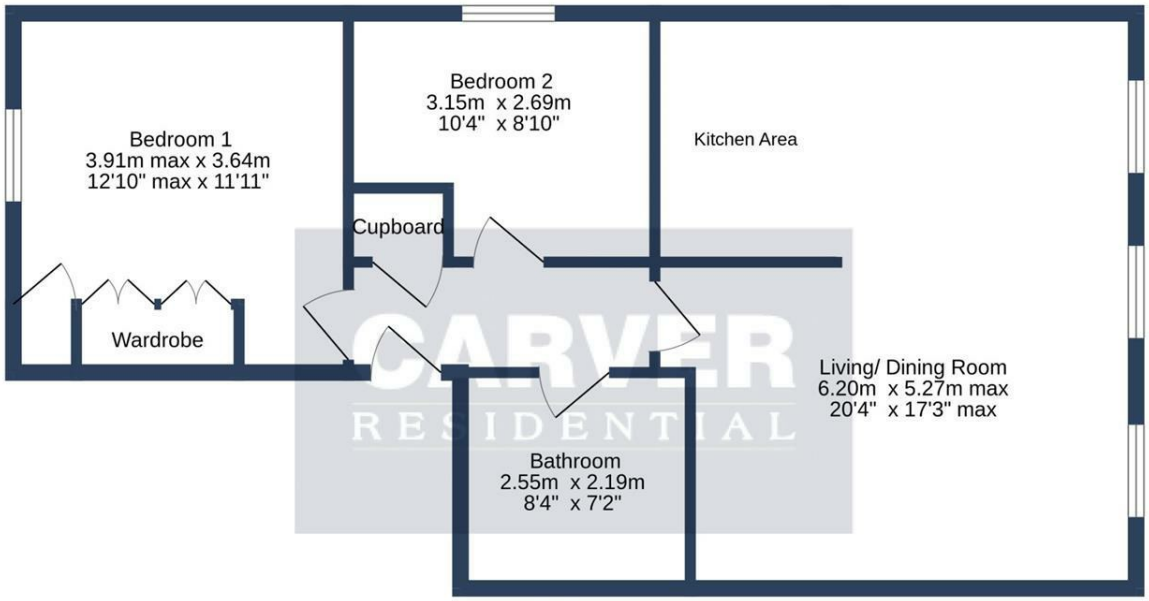
Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)







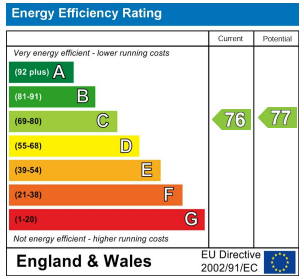


SECOND FLOOR
64.7 sq.m. (696 sq.ft.) approx.

FLAT 4, 49-51 GATE HOUSE, NORTHALLERTON. DL7 8EG.

TOTAL FLOOR AREA : 64.7 sq.m. (696 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property size taken from EPC
742.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.