



AINDERBY GARDENS, NORTHALLERTON

OFFERS IN THE REGION OF £115,000



Northallerton
Estate Agency



Lavender House

Northallerton, DL7 8GR

AN ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT IN PURPOSE BUILT BLOCK IN A PARTICULARLY CONVENIENT LOCATION WITHIN WALKING DISTANCE OF THE TRAIN STATION AND TOWN CENTRE.

- GROUND FLOOR
- TWO BEDROOMS
- COMMUNAL GARDENS
- GOOD LOCATION
- OPEN PLAN KITCHEN/LIVING
- PARKING SPACE



3 Lavender is a lovely ground floor flat in the attractive Lavender House residential block. The property is spacious and very airy and is well presented throughout. The flat is situated on a corner plot with easy access to the communal gardens. The living area is open plan with views out onto the gardens with several windows providing a lovely degree of natural lighting. The kitchen has a range of modern pine effect fronted cupboards with an inset electric over and four ring hob above. There is space for a fridge freezer and plumbing for a washing machine. The kitchen sides extend to a handy breakfast bar. Bedroom 2 boasts a fitted mirror fronted triple door wardrobe. The bathroom enjoys a fitted under sink storage unit, heated towel rail and a

thermostatic mains shower over the bath, fully tiled to one side.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Leasehold -

SERVICES

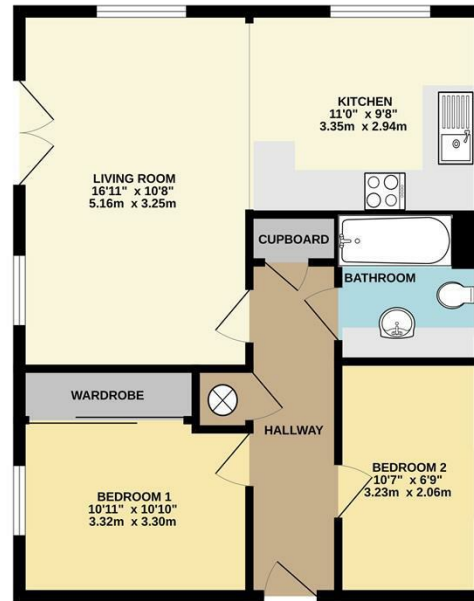
Mains water, electric and drainage.

NYCC COUNCIL TAX BAND - B



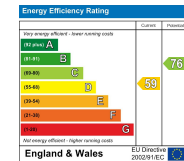
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



FLAT 3 LAVENDER HOUSE, ANDERBY GARDENS NORTHALLERTON, DL7 8GR

TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
Whilst every effort 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the operation or efficiency can be given.
Made with MetreX 02/04



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency