



5 MANOR COURT, CHURCH VIEW,  
NORTHALLERTON  
OFFERS IN THE REGION OF £132,500



Northallerton  
Estate Agency

# Manor Court

Northallerton, DL6 2UT

AN ATTRACTIVE FIRST FLOOR ONE BEDROOM, IMMACULATEDLY PRESENTED, FLAT IN THE POPULAR VILLAGE OF BROMPTON. THE PROPERTY ENJOYS A LARGE DOUBLE BEDROOM, QUALITY FITTED BATHROOM WITH A MODERN WHITE SUITE AND A MIRA GO ELECTRIC SHOWER OVER THE BATH. THE OPEN PLAN LIVING/KITCHEN AREA ENJOYS WOOD LAMINATE FLOORING WITH THE KITCHEN BOASTING WOOD EFFECT WORK SURFACES, ENAMEL SINK UNIT, BUILT IN BRUSHED STEEL 5 RING GAS DOUBLE OVEN AND GRILL BENEATH AND THE BENEFIT OF SPACE FOR A WASHING MACHINE AND FRIDGE FREEZER. THE GARAGE AND PARKING SPACE CAN BE FOUND TO THE REAR OF THE MEWS DEVELOPMENT.

- VILLAGE LOCATION

- OPEN PLAN LIVING KITCHEN

- PARKING AND GARAGE

- FIRST FLOOR ONE DOUBLE BEDROOM

- GAS FIRED CENTRAL HEATING

- CHAIN FREE

## ENTRANCE

STONE STEPS LEADING UP THE FRONT OF THE PROPERTY TO THE FRONT DOOR WHICH LEADS YOU DIRECTLY TO THE STAIRS UP TO THE PROPERTY.

## KITCHEN

RANGE OF BASE AND WALL UNITS WITH INSET SINK AND DRAIN UNIT WITH QUALITY MIXER TAP OVER, BUILT IN GAS HOB WITH TILED SPLASHBACKS AND OVEN AND GRILL BENEATH, EXTRACTOR HOOD OVER WITH FAN AND LIGHT, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE FREEZER, CEILING LIGHT POINT.

## LIVING ROOM

GOOD SIZE OPEN SPACE ENJOYING NATURAL LIGHTING FROM THE WINDOWS, 2 CEILING LIGHT POINTS, 2 RADIATORS.

## BEDROOM

DOUBLE BEDROOM WITH CEILING LIGHT POINT, RADIATOR.

## BATHROOM

WHITE SUITE COMPRISING OF PANELLED BATH WITH GLASS SHOWER SCREEN AND ELECTRIC SHOWER, PEDESTAL WASHBASIN WITH QUALITY MIXER TAPS, DUO FLUSH TOILET, WALL MOUNTED MIRROR FRONTED BATHROOM CABINET, FULLY TILED ROOM.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - LEASEHOLD WITH SHARE OF FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

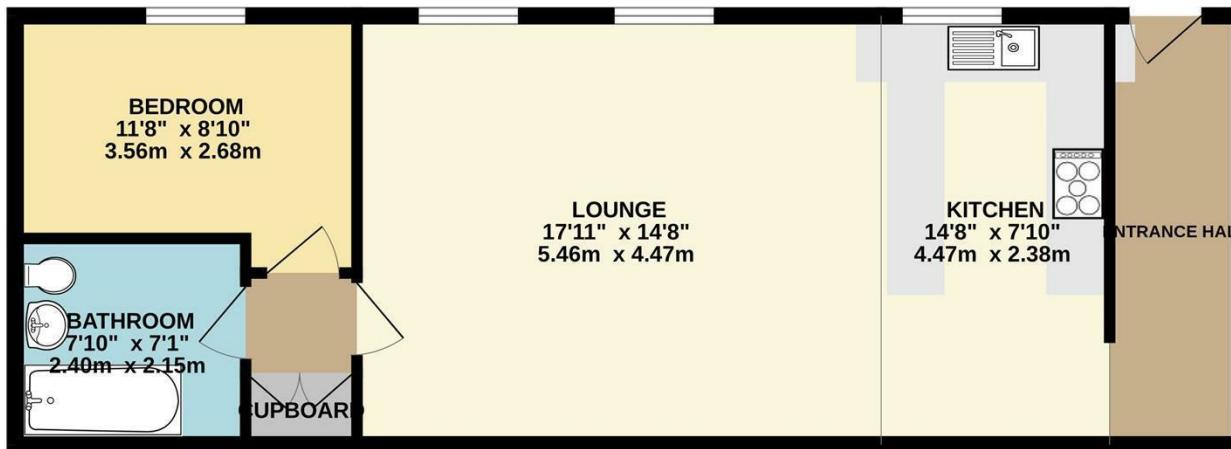
EPC - TBC





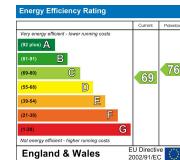
Call us to arrange a viewing on **01609 771959**

## FIRST FLOOR



5 MANOR COURT BROMPTON, NORTHALLERTON, DL6 2UT

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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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.

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