



2 KILNWICK COURT, MILL LANE,  
NORTHALLERTON  
OFFERS IN THE REGION OF £110,000



Northallerton  
Estate Agency





# Kilnwick Court, Mill

Northallerton, DL7 8XS

PROPERTY COMPRISES OF A 2-BEDROOM GROUND FLOOR APARTMENT SITUATED ON THE HIGHLY SOUGHT AFTER KILNWICK COURT WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND THE TRAIN STATION. PROPERTY IS WELL LAID OUT AND SPACIOUS AND ENJOYS A MIX OF UVPC AND WOODEN DOUBLE GLAZING THROUGHOUT AND BENEFIT OF PARKING SPACE.

- GROUND FLOOR APARTMENT
- LOW COUNCIL TAX BAND B
- WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION
- 2 BEDROOM
- CHAIN FREE
- PARKING

## ENTRANCE

ENTERING THROUGH A COMMUNAL FRONT DOOR WHICH WORKS ON AN INTERCOM SYSTEM FOR SECURITY IN TO ENTRANCE HALL, THROUGH FRONT DOOR INTO INTERNAL HALLWAY WHICH IS WELL MAINTAINED, DOOR IN TO GOOD SIZE STORAGE CUPBOARD WITH SHELVES AND CLOAKS HANGING HOOKS, ADJACENT AIRING CUPBOARD HOUSING EMERSON HEATER WITH SHELF STORAGE TO SIDE, NIGHT STORAGE HEATER, INTERCOM PHONE.

## KITCHEN

RANGE OF BEECH FRONTED BASE AND WALL CUPBOARDS, GRANITE EFFECT WORKSURFACES WITH INSET 1 ½ BOWL SINGLE DRAIN SINK UNIT WITH QUALITY MIXER TAP OVER, SPACE A POINT FOR ELECTRIC COOKER, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE FREEZER AND ADDITIONAL APPLIANCE, CEILING LIGHT POINT, TILED SPLASHBACKS, USEFUL DINING AREA, WALL MOUNTED NIGHT STORAGE HEATER, EXTRACTOR WITH FAN AND LIGHT.

## LIVING ROOM

RUNS THE FULL WIDTH OF THE PROPERTY WITH

WINDOWS TO 3 SIDES, 2 WALL MOUNTED NIGHT STORAGE HEATERS, 2 CEILING LIGHT POINT, TV POINT AND SKY POINT, SERVING HATCH FROM KITCHEN.

## BEDROOM 1

NIGHT STORAGE HEATER, CEILING LIGHT POINT, TV POINT.

## BEDROOM 2

SLIMLINE ELECTRIC HEATER, TV POINT, CEILING LIGHT POINT.

## SHOWER ROOM

FULLY ENCLOSED SHOWER CUBICLE WITH PANELLED WALLS, WALL MOUNTED MIRA ELECTRIC SHOWER, FITTED SHOWER SCREEN, MATCHING PEDESTAL WASHBASIN AND DUO FLUSH TOILET, SPLASH BACK TO WASHBASIN, WALL MOUNTED SHAVER SOCKET, WALL MOUNTED MIRROR FRONTED BATHROOM CABINET, WALL MOUNTED HEATER.

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

TENURE - LEASEHOLD

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

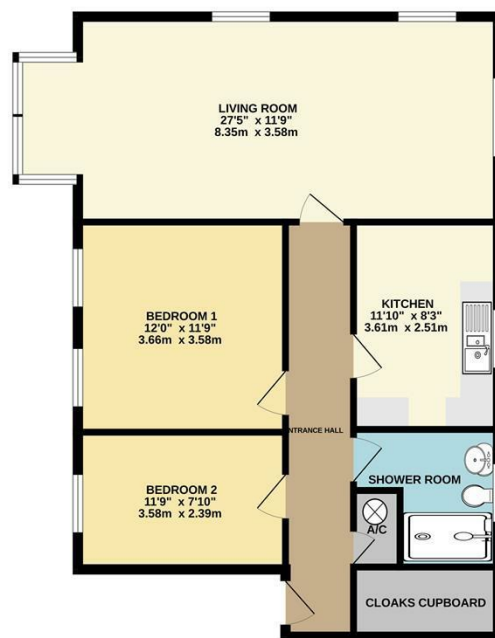
EPC - D



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



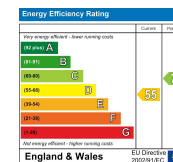
GROUND FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



2 KILNICK COURT, NORTHALLERTON, NORTH YORKSHIRE DL7 8XS.

TOTAL FLOOR AREA: 827 sq ft. (76.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.  
Made with Smartplan 10/2015



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](http://www.northallertonestateagency.co.uk)



**Northallerton**  
Estate Agency