



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



Northallerton
Estate Agency

Kilnwick Court, Mill

Northallerton, DL7 8XS



PROPERTY COMPRISSES 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 UPVC 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 EMERSION 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 1½ 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

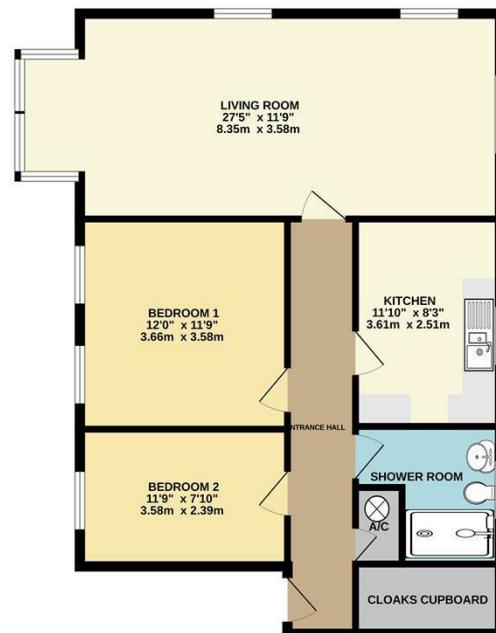
NYCC TAX BAND - B

EPC - D



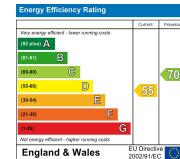
Call us to arrange a viewing on **01609 771959**

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.
Whilst every attempt has been made to ensure the accuracy of these measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Omission or misdescription of any item is not intended. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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- 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.
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- 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.
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- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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