



51 HIGH STREET, NORTHALLERTON

OFFERS IN THE REGION OF £130,000



Northallerton
Estate Agency



High Street

Northallerton, DL7 8EG

Property comprises ground floor 2-bedroom superior apartment situated within walking distance of Northallerton town centre and train station. Enjoying UVPC double-glazing throughout with gas fired central heating and comes with parking space.

- 2-bedroom apartment
- Parking space
- Highly sought after area
- Ground floor
- Walking distance to high street and train station
- Tax band B



Living Kitchen

Entering through composite front door in to open plan living kitchen. Living area enjoying TV & phone point, twin windows to front providing natural light, radiator and 2 ceiling light points. Kitchen enjoying a modern range of base and wall units, granite effect worksurfaces with inset 4 ring gas hob with brushed steel and glass electric oven beneath and extractor over, 1 ½ unit inset stainless steel sink unit, tiled splashbacks, space and plumbing for washing machine, space for additional appliances, ceiling spotlights.

Bedroom 1

Radiator, 2 ceiling light points.

Bedroom 2

Radiator, 2 ceiling light points, boiler cupboard housing condensing combi central heating boiler.

Bathroom

White suite comprising of panelled bath with pivoted shower screen, fully tiled around the bath area with thermostatically controlled shower, pedestal wash basin and toilet, ceiling spotlights.

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

TENURE - LEASEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - B



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

The floor plan shows a rectangular layout. At the top is the **LIVING KITCHEN** (21'9" x 20'3", 6.64m x 6.18m) with a fireplace on the left wall and a door to the right. Below it is the **BATHROOM** (7'0" x 6'0", 2.13m x 1.84m) containing a bathtub, toilet, and sink. To the right of the living kitchen is a **HALL** with a door to the living kitchen and a door to the living kitchen. At the bottom is the **CUPBOARD** area. To the right of the hall are two bedrooms: **BEDROOM 1** (16'3" x 9'0", 4.95m x 2.74m) and **BEDROOM 2** (11'2" x 9'0", 3.40m x 2.74m). A door connects the two bedrooms. A small storage area with a door is located between the hall and bedroom 2.

LIVING KITCHEN
21'9" x 20'3"
6.64m x 6.18m

BATHROOM
7'0" x 6'0"
2.13m x 1.84m

HALL

BEDROOM 1
16'3" x 9'0"
4.95m x 2.74m

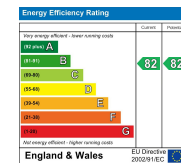
BEDROOM 2
11'2" x 9'0"
3.40m x 2.74m

CUPBOARD

TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.

Whilst 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 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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· 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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