



**SOUTH PARADE, NORTHALLERTON**  
**OFFERS IN THE REGION OF £200,000**



**Northallerton  
Estate Agency**

# Walnut Tree House,

Northallerton, DL7 8SE

STUNNING, HIGH QUALITY ONE BEDROOM GROUND FLOOR FLAT SITUATED ON THE HIGHLY SOUGHT AFTER SOUTH PARADE RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- NEWLY CONVERTED
- PRIVATE GARDEN
- GATED ENTRANCE
- CHAIN FREE
- HIGH QUALITY FITTINGS
- OFF STREET PARKING
- LIFT TO ALL FLOORS
- CLOSE TO TOWN



Apartment 2 is a luxury ground floor 1 bedroom apartment within the stunning Walnut House Development. Approached through a coded electric gate to the rear of the apartments is a spacious car park, bike shed and large communal garden area with a specific plot for each apartment. The apartments lead in through a stylish glass communal entrance. All apartments are complemented with solid oak doors and under floor heating. Internally you will find quality fittings throughout, with each apartment boasting a modern look and a high degree of natural lighting. Apartment 2 enjoys a bay window to the front, in the lovely open plan living area which extends to an extra office/living area. The kitchen hosts a range of integrated high quality appliances including a dishwasher and double oven with a fitted electric hob on the Island/Breakfast bar. The shower room is spacious and modern with a large walk in shower cubicle. All apartments boast fresh neutral colours and new light grey carpets throughout.

#### VIEWING

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

#### TENURE

Leasehold 999 commencing 2024. A management company will be created which consists of 5 shares, one for each apartment. Management fees to be advised. No ground rent applicable.

#### SERVICES

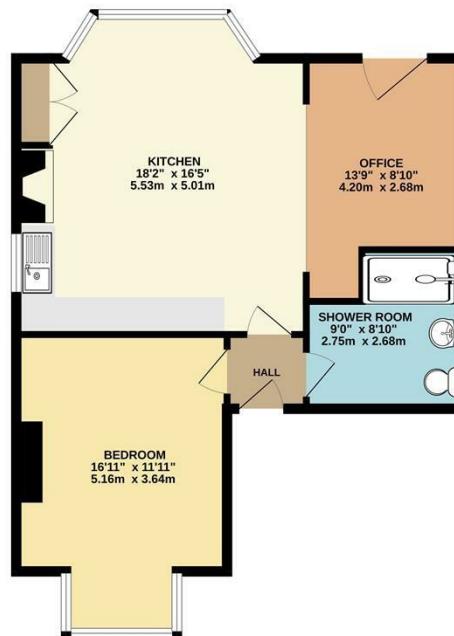
Mains water, gas, and electric. Gas Central heating. Under Floor Heating.

#### NYCC COUNCIL TAX BAND - A



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

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



APARTMENT 2, WALNUT TREE HOUSE, SOUTH PARADE, NORTHALLERTON

TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the floor plan is accurate, these 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 guidance only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
Made with KlikFloor 2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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