



NORTHALLERTON ROAD, LEEMING BAR,  
NORTHALLERTON  
PCM £700 PCM



Northallerton  
Estate Agency

# Northallerton Road

Leeming Bar, DL7 9AA



**A Newly Constructed Immaculately Presented, Well Laid Out & Spacious 3-Bedroomed Second Floor Apartment in Very Convenient, Quiet, Residential Location**

- UPVC Sealed Unit Double Glazing
  - Gas Fired Central Heating
- Immaculately Presented Throughout
- Quality Fitted Kitchen & Bath/Shower Room
  - Designated Private Parking (2 Spaces)
  - Convenient & Quiet Location

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#### Open Plan Living Area

17' x 17'

Nicely delineated into sitting and dining areas with the sitting area having a large Velux window. Double radiator. TV and telephone points. Inset ceiling light spots.

#### Kitchen

9'2" x 7'

Enjoys a nice range of white base units topped with granite effect work surface with an inset single drainer, single bowl stainless steel sink unit with Velux roof light above. Unit inset four ring Zanussi hob with Zanussi oven and grill. Inset extractor in the ceiling. Space and plumbing for washer. Space for fridge and freezer. Wall mounted Baxi 600 combination condensing gas boiler.

#### Bedroom No. 1

11'5" x 18'10"

With Velux roof light to either end providing a nice degree of natural light. The room enjoys the benefit of double radiator. Telephone point. Inset ceiling light spots.

#### Bedroom No. 2

9'9" x 7'6"

Velux roof light. Double radiator. TV point. Ceiling mounted spot track.

#### Bedroom No. 3

9'7" x 7'6"

Velux roof light. Double radiator. TV point.

#### Bathroom

9'10" x 7'6"

With wood effect laminate floor. White suite comprising panelled bath with shower panels around. Wall mount Bristan Thermostatically controlled mains bar shower with shower curtain. Matching pedestal wash basin and duoflush WC. Wall mounted heated towel rail. Velux roof light. Mirror fronted bathroom cabinet with integral shaver, socket and light.

#### General Remarks & Stipulations

##### RENT

£700 Per Calendar Month

#### VIEWING

By appointment with the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

#### SERVICES

Mains water, electricity, gas and drainage. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

#### PETS

The property is let on the condition that no animals or pets are kept on the property.

#### COUNCIL TAX BAND

NYCC - Band B

#### DECORATION

The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

#### BOND

The Tenant will be required to pay a Bond of £800.00. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition, and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.



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

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](mailto:sales@northallertonestateagency.co.uk)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
100-81 A		
80-66 B		
65-51 C		
50-35 D		
35-21 E		
21-14 F		
14-0 G		
More energy efficient - higher running costs		
England & Wales		
EU Directive 2010/31/EU		



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