James Winn
Estate Agents

3 Bedrooms

James Winn Estate Agents are pleased to offer for sale this spacious and well-appointed three-bedroom over 55's apartment, offering independent living in a sought-after location, easy walking distance of the High Street.

The accommodation features a ground-floor entrance with a large storage cupboard and stairs leading to the first floor. The landing provides ample storage and opens into a generous living/dining room. The newly fitted kitchen boasts a modern range of wall and base units with integrated appliances, including an oven, hob, washing machine, and fridge freezer. There are three bedrooms, with the master benefiting from fitted wardrobes. The bathroom has been newly refurbished with a walk-in shower, pedestal washbasin, large bathroom cabinets and low-flush WC.

Arden Mews

Northallerton,
North Yorkshire,
DL6

Asking Price:

£180,000

EPC Rating: C

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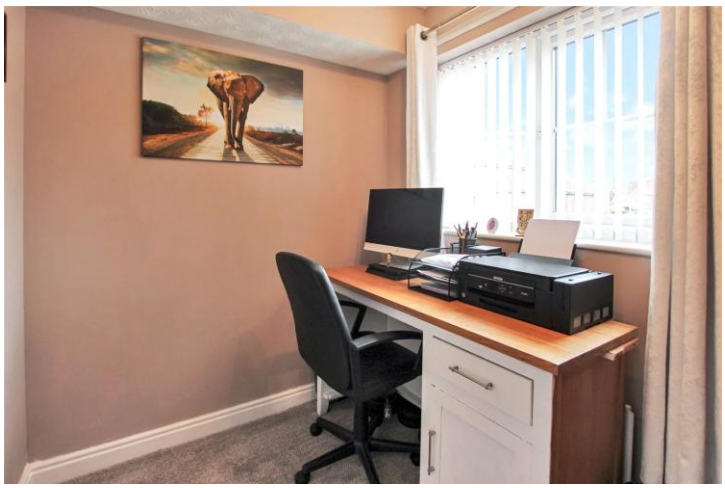
231 High Street, Northallerton, North Yorkshire, DL7 8LU

LOCATION:
Arden Mews is situated in Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS:
From our Northallerton office head south down the High Street turning left at the first roundabout onto Friarage Street. At the next roundabout turn left onto Brompton Road. Take the next left on to Friarage Gardens and Arden mews is on the left.

For additional information and full photo gallery please visit **www.jameswinn.co.uk**



ENTRANCE VESTIBULE:
With uPVC front door, large storage cupboard and stair leading to second floor.

ENTRANCE HALLWAY:
With secure entry system, two large shelved cupboards, access to loft with pull down ladder and radiator.

Sitting Room:
5.77 x 4.82
With double glazing to the front and side, fireplace with marble hearth and Adams style surround and coal effect electric fire and two radiators.

Kitchen:
3.49 x 2.44
Newly fitted kitchen with rear facing UPVC double glazed window, stainless steel sink and drainer with mixer tap, a range of floor, draw and wall units, built in fridge, integrated washing machine, built in freezer, gas hob and electric oven.

Bedroom 1:
4.89 x 2.73
With side facing double glazing range of built-in wardrobes, drawers, side tables and radiator.

Bedroom 2:
4.89 x 2.44
With side facing double glazing and radiator.

Bedroom 3 /Study:
2.40 x 1.87
With front facing window and radiator.

Bathroom:
2.05 x 1.88
Newly fitted three-piece bathroom featuring a walk-in shower, pedestal washbasin, low-flush WC, radiator, two double bathroom cabinets, and an extractor fan.

EXTERNAL:
Externally there are lovely communal gardens, single garage with light and communal visitor parking.

LEASEHOLD:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

MORTGAGE & FINANCIAL ADVICE:
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE:
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not
constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

MATERIAL INFORMATION:
The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and
drainage.

MAINTENANCE CHARGE: £1780 per annum

SERVICE CHARGE: £523 per annum

WATER METER: YES

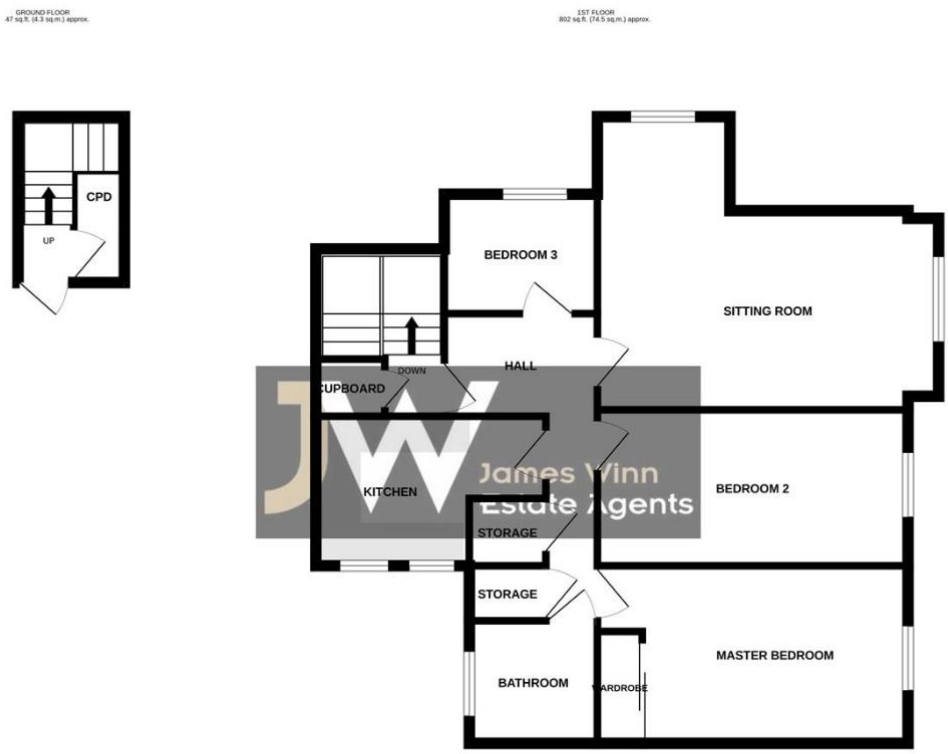
PARKING ARRANGEMENTS: Communal parking space

BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here https://www.broadbandcheck.co.uk/

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No Known Issues

Tenure - Leasehold
Viewing - By appointment through James Winn



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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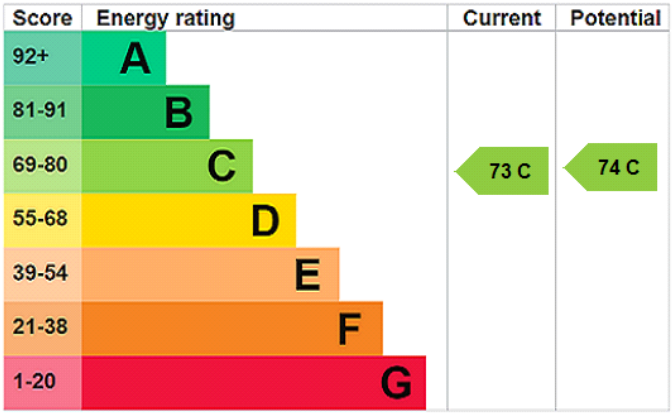

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