



14 MILLFIELD AVENUE, NORTHALLERTON

O.I.R.O £235,000



Northallerton  
Estate Agency





# Millfield Avenue

Northallerton, DL6 1AX

**14 MILLFIELD IS A TRADITIONAL SEMI DETACHED 3 BEDROOM HOUSE IN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN AND MAINLINE TRAIN STATION WITH LINKS TO LONDON, YORK AND EDINBURGH. THIS IS A WELL BUILT HOUSE ON A GOOD SIZE PLOT WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION.**

- CHAIN FREE
- GARAGE AND CARPORT
- GAS FIRED CENTRAL HEATING

- 3 BEDROOM
- SOUGHT AFTER AREA
- SCOPE TO EXTEND



## ENTRANCE HALL

CEILING LIGHT POINT, DOUBLE RADIATOR, DOOR TO STORAGE CUPBOARD AND STAIRS TO FIRST FLOOR

## SITTING ROOM

COVED CEILING, FEATURE FIREPLACE WITH ELECTRIC FIRE, CEILING LIGHT POINT DOUBLE RADIATOR AND DOOR INTO THE DINING ROOM

## DINING ROOM

GAS FIRE, CEILING LIGHT POINT, WINDOW

## KITCHEN

GOOD RANGE OF BASE AND WALL UNITS, 1 & 1/2 SINK AND DRAINER WITH MIXER TAP, 4 RING GAS HOB AND COOKE & LEWIS OVEN AND GRILL BELOW, SPACE FOR WASHING MACHINE, DISHWASHER, FRIDGE FREEZER AND DRYER. TILED SPLASH BACKS EXTRACTOR FAN AND WALL MOUNTED BIASI COMBI BOILER. 2 X CEILING LIGHT POINTS AND BREAKFAST BAR. DOOR THROUGH TO SUN LOUNGE.

## SUN LOUNGE

4 X WALL LIGHT POINTS, DOUBLE RADIATOR AND WALL LENGTH DOORS INTO GARDEN.

## BEDROOM 1

CEILING LIGHT POINT, 2 X OVER BED LIGHT POINT, WALL MOUNTED HEATER, RADIATOR, CEILING LIGHT POINT

## BEDROOM 2

EXTENSIVE RANGE OF WARDROBES, DRAWERS, DRESSING TABLE, CEILING LIGHT POINT, DOUBLE RADIATOR AND OVERBED LIGHT POINT

## BEDROOM 3

CEILING LIGHT POINT, RADIATOR

## BATHROOM

BATH WITH TRITON T80Z MAINS SHOWER, WASH BASIN, WC, CEILING LIGHT POINT CEILING LIGHT SPOTS, RADIATOR AND LINEN CUPBOARD.

## GARDEN

FLAGGED PATIO, STEP DOWN TO SHURB AREA AND STEP DOWN AGAIN ON TO LAWN AREA, CENTRAL PATH AND POST AND PLANK FENCING. MONOPITCH ROOF GARAGE WITH MAINS POWER AND LIGHT, POTTING SHED AND GARDEN SHED.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

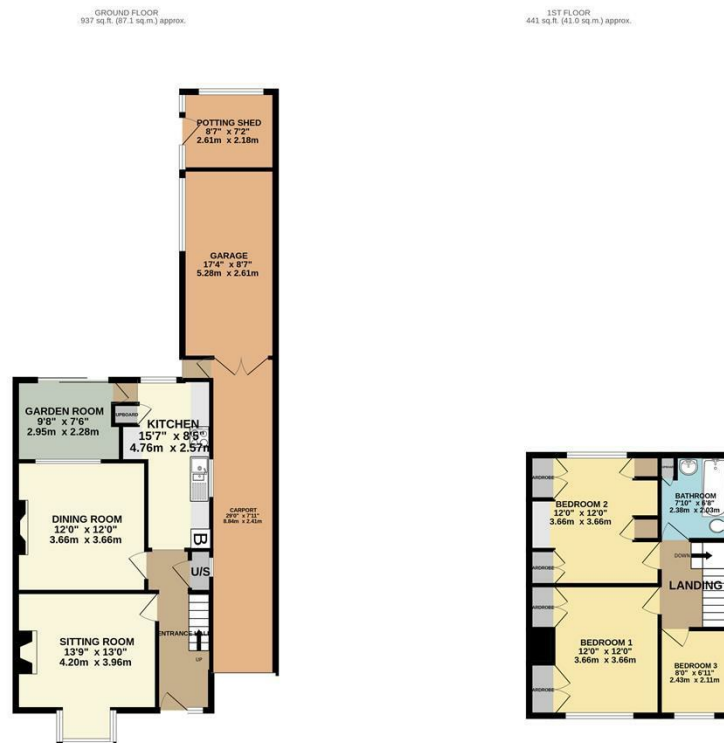
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Call us to arrange a viewing on **01609 771959**

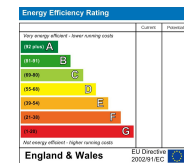




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TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation 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.
  - 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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