



Southfield

13 Mill Hill Lane, DL6 1BA

youngsRPS 

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Offers In Region Of:
£585,000

A unique opportunity to buy this substantial family home situated on a generous plot with mature gardens in the much sought after Mill Hill Lane area of the town. The house benefits from 3 well-proportioned reception rooms, breakfast kitchen & utility room, 4 bedrooms & 2 bathrooms. Externally, there is a single garage & plenty of off-street parking.

- Sought after location within easy reach of town & the mainline station
- 3 well-proportioned reception rooms
- 4 bedrooms, 2 bathrooms
- Generous plot with mature gardens

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Youngs - Northallerton 01609 773004





Southfield is a desirable detached house located in one of the most sought-after postcodes in Northallerton on Mill Hill Lane. An entrance portico leads into a wide, elegant hallway with return staircase to the first floor. There is a convenient ground floor cloakroom with WC & a large under stairs storage cupboard. The property has been extended over the years which gives the benefit of a spacious, well-equipped breakfast kitchen with a range of oak units, built-in eye-level double electric oven, induction hob & integrated dishwasher, washing machine & tumble dryer. A door leads through to a practical boot room which houses the gas central heating boiler, also has part plumbing for a washing machine & useful storage units. There are exit doors to the rear garden & garage. The well-proportioned reception rooms include a sitting room with dual aspect windows & a living flame gas fire set within a Victorian style fireplace, a family room with patio doors overlooking the rear garden & a dining room, perfect for formal entertaining. Upstairs there are 4 bedrooms including a generous master suite with dual aspect windows, fitted wardrobes and an ensuite shower room with corner shower cubicle, WC and vanity basin with shelved cupboard below. Two of the remaining bedrooms are doubles with fitted wardrobes and the fourth bedroom is currently being used as a study. The loft space is part boarded & accessed via a pull-down ladder onto the landing. The family

bathroom comprises a panel bath, pedestal wash hand basin, shower cubicle with Mira Sport Electric shower over, chrome towel radiator and windows to the rear and side. The property is located on a site of approximately 1/5th acre & has attractive mature gardens to both the front & rear. The front garden has a mature beech hedge to the front boundary, well-stocked flower borders, pergola, lawn, paved sun terrace & a generous driveway affording off-street parking for several vehicles. This leads to an attached single garage with electric roller shutter door, power & light. The rear garden has a well-kept lawn, a variety of trees & shrubs, paved patio, garden shed & front gate.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North York Moors National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES Gas central heating is installed, mains water, drainage & electric.

CHARGES Hambleton District Council Tax Band E.

VIEWINGS Strictly by appointment only with the agent.

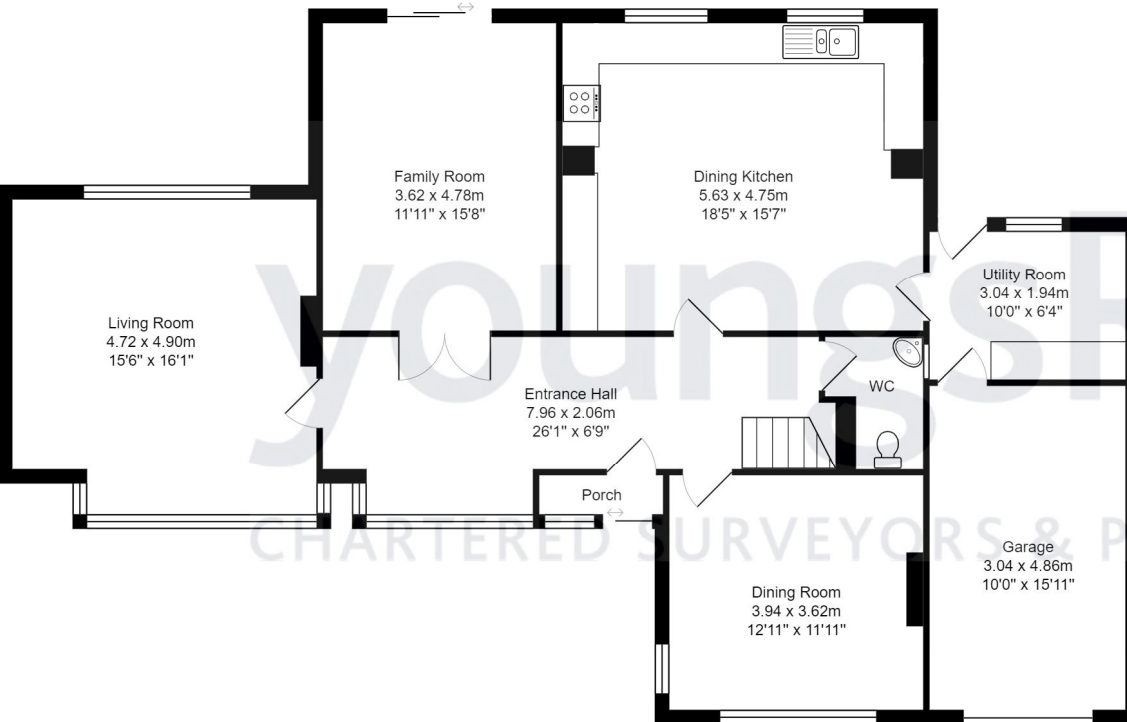
AGENT'S NOTES Tenure - Freehold

Free Market Appraisal

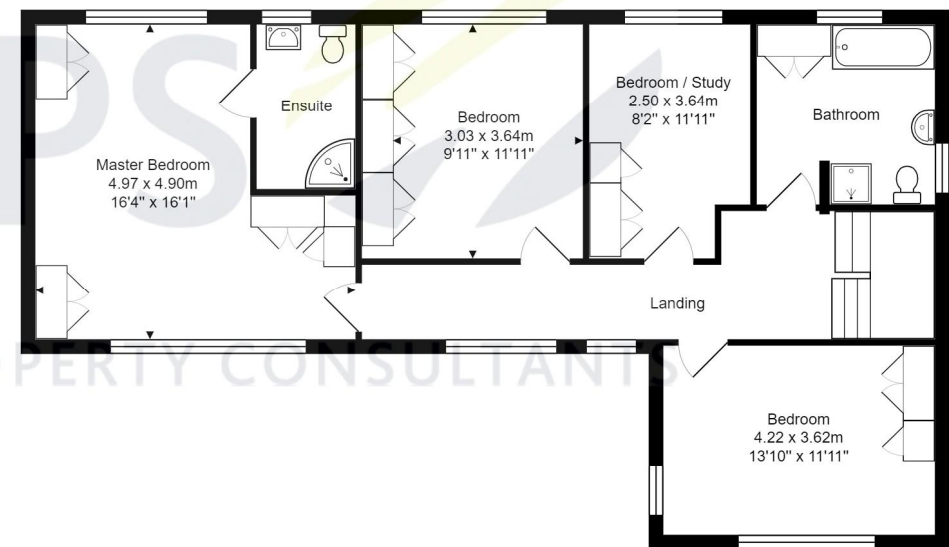
We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234
 northallerton@youngsrps.com

SEDGEFIELD
 General: 01740 617377
 Land Agency: 01740 622100
 sedgefield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300
 newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000
 hexham@youngsrps.com

DUMFRIES
 General: 01387 402277
 dumfries@youngsrps.com