



4 Millfield Avenue
Northallerton, DL6 1AX

youngsRPS 

4 Millfield Avenue Northallerton DL6 1AX

Guide Price: £325,000

A beautifully presented and extended four bedroom semi-detached property located in a popular location within a short walk of Northallerton town centre. It briefly comprises living room, open plan large kitchen/dining/family room, utility room, downstairs WC, four bedrooms and two bathrooms. Externally there is an attractive rear garden, oversized single garage and driveway.

- Semi Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Open Plan Kitchen/Dining/Family Room
- Generous Driveway and Single Garage



youngsRPS 

Northallerton 01609 773004



This well-presented family home is located within a short walk of Northallerton town centre. The property is accessed via a composite front door into a spacious entrance hallway with stairs rising to the first floor and under stairs storage. To the left is a living room with feature fireplace and bay window to front. To the rear of the property is a fantastic open plan kitchen/dining/family room with French doors to the rear garden. The extended kitchen comprises white wall and floor units, laminate worktops and stainless steel sink and drainer. There is a freestanding electric oven with extractor over, integrated dishwasher and space for a tall fridge freezer. The dining room provides ample space for a table and chairs and seating area in the family room extension. A door from the kitchen leads to a useful utility space with wall and floor units, stainless steel sink and drainer, plumbing for a washing machine and door to the rear garden. There is downstairs WC and door to the garage. Upstairs there are four bedrooms, three of which are doubles and the fourth a single/study. The master suite boasts a generously proportioned ensuite with corner bath and shower over, wash hand basin and WC. Additionally, there is a fantastic walk in wardrobe for generous storage. The remaining bedrooms share use of a modern family bathroom comprising a panel bath with shower over, WC and wash hand basin. The loft space is partly boarded with power and light. Externally, the south east facing rear garden is well-maintained

and enjoys a paved patio area, raised timber decked area, artificial grass, mature borders, greenhouse and timber garden shed. To the front there is a large driveway providing off street parking for several vehicles and leading to the oversized integral single garage with power and light.

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 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 Yorkshire 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.

CHARGES & SERVICES Mains electricity, water, gas and drainage

are connected. Gas-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band C.

TENURE The property is freehold.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

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

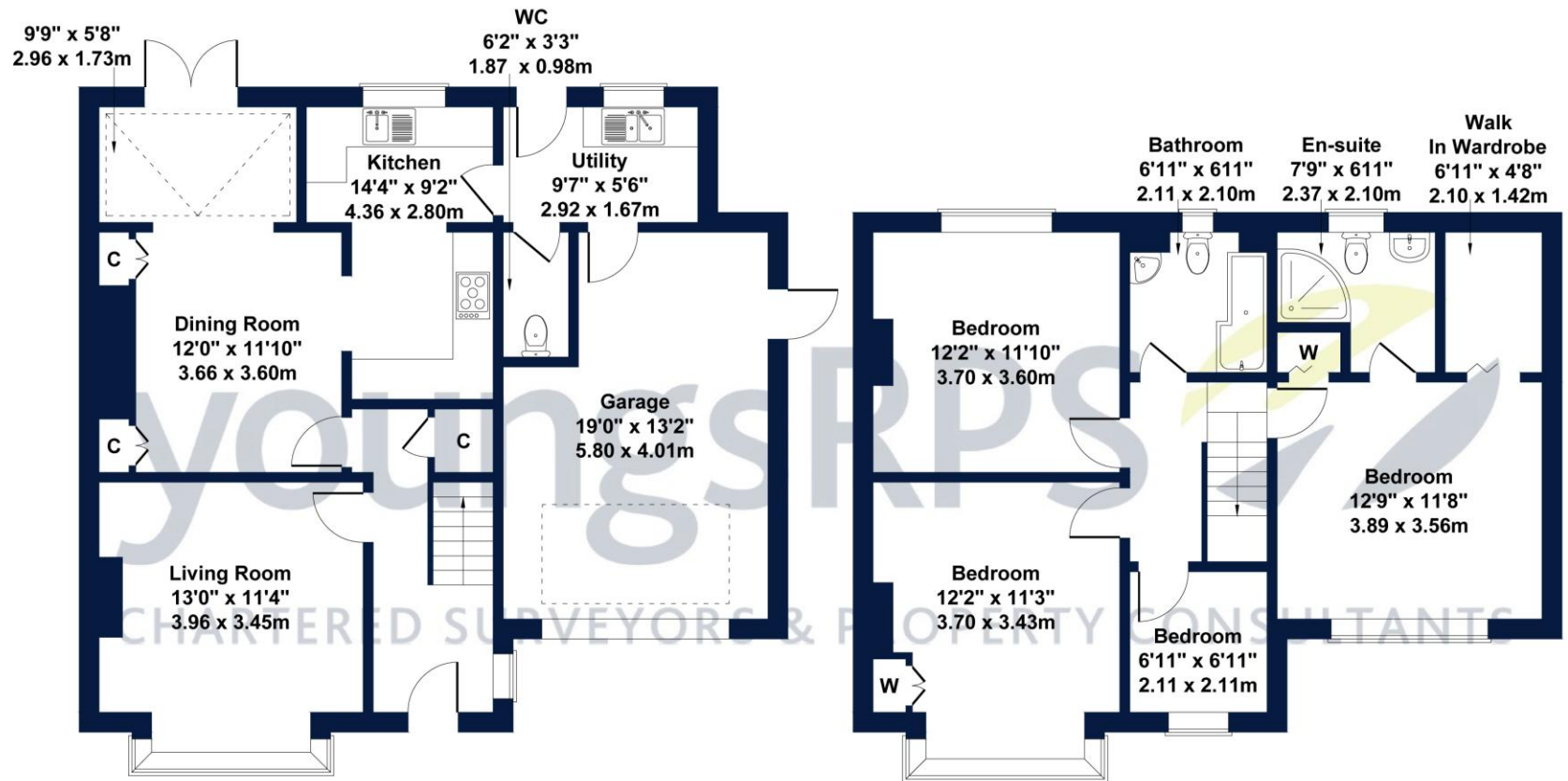


4 Millfield Avenue, Northallerton, DL6 1AX

Approximate Gross Internal Area

1647 sq ft - 153 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	B4 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE 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 these 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.



R201

NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedfield@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