



10 MILLFIELD AVENUE, NORTHALLERTON

OFFERS IN THE REGION OF £295,000



Northallerton
Estate Agency



Millfield Avenue

Northallerton, DL6 1AX

MILLFIELD IS A MUST-SEE PROPERTY IN A HIGHLY SOUGHT AFTER LOCATION. THIS BRICK BUILT DETACHED 3 BED BUNGALOW IS ON A GOOD-SIZED PLOT WITH GARAGE AND BEAUTIFUL LARGE GARDEN AND PARKING TO SIDE WITH HUGE POTENTIAL TO EXTEND WITH PLANNING PERMISSION. THIS BUNGALOW IS IN A PRIME LOCATION BEING WITHIN WALKING DISTANCE TO A WIDE VARIETY OF PLACES.

- DETACHED BUNGALOW
- SECOND FLOOR
- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- GARAGE
- SOLAR PANELS



ENTRANCE

UPVC DOOR LEADING INTO WHAT COULD BE USED AS A DINING AREA, CEILING LIGHT POINT, DOUBLE RADIATOR, PHONE POINT, DOOR TO KITCHEN, DOOR TO LIVING ROOM.

LIVING ROOM

CENTRE CEILING ROSE AND LIGHT POINT, FEATURE FIREPLACE WITH CARVED LIGHT OAK SURROUNDING, MARBLE BACK-PLATE AND HARTH WITH INSET GAS FIRE. LARGE SIZED BAY WINDOW WITH CURVED RADIATOR BELOW. TV AND PHONE POINT, DOOR TO SIDE LEADS TO HALLWAY.

BEDROOM 1

FULLY FITTED WARDROBE, CHEST OF DRAWERS AND WALL MOUNTED BEDSIDE CABINET WITH OVER BED LIGHT POINT. CEILING LIGHT POINT AND DOUBLE RADIATOR.

BEDROOM 2

TWIN OVERBED LIGHT POINT, CEILING LIGHT POINT, DOUBLE RADIATOR, RECESSED AREA WHERE FORMER WARDROBE USED TO BE. EN-SUITE TOILET, WALL MOUNTED SINK WITH TILED SPLASHBACK, WALL MOUNTED EXTRACTOR FAN, WALL MOUNTED SHAVER SOCKET AND LIGHT.

KITCHEN/DINING AREA

RANGE OF LIGHT BEECH BASE AND WALL CUPBOARDS, GRANITE EFFECT WORKTOP, INSET SINGLE DRAIN STAINLESS STEEL SINK, UNIT INSET 4 RING GAS HOBBS WITH OVEN BENEATH, TILED SPLASHBACK, OVER HOB EXTRACTOR WITH LIGHT. SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE/FREEZER AND SPACE FOR SLIMLINE DISHWASHER. WOOD PANEL CEILING WITH INSET SPOT LIGHTS. TILED THROUGHOUT THE AREA. CUPBOARD WITH CLOAK HANGING AND DOOR GIVING ACCESS TO THE REAR GARDEN. OTHER CUPBOARD GIVES ACCESS TO THE COMBI BOILER. DOOR GIVES ACCESS TO CONSERVATORY.

CONSERVATORY

INSULATED ROOF, DISPLAY WINDOW LEDGES, GLAZED 3 SIDES WITH FULL LENGTH FRENCH DOORS GIVING ACCESS TO REAR GARDEN.

UPSTAIRS LANDING

ACCESS TO THE FIRST FLOOR VIA STEEP PINE STAIRCASE. ON THE LANDING THERE IS A BUILT-IN DESK AND CLOAK HANGERS.

BEDROOM 3

VELUX ROOF LIGHT, SINGLE RADIATOR, BUILT IN WARDROBE WITH RAIL, CEILING LIGHT POINT.

BATHROOM

LARGE SIZE SHOWER ROOM COMPRISING OF A DUO FLUSH TOILET, WALL LENGTH SHOWER CUBICLE WITH FIXED CURVE SHOWER SCREEN WITH ELECTRIC SHOWER. WASH BASIN WITH MIXER TAP, CUPBOARD BELOW. HALF TILED WALLS WITH CHROME TOWEL RAIL, WALL MOUNTED MIRRORED CABINET, CEILING LIGHT POINT.

GARDEN

TO THE FRONT OF THE PROPERTY THERE IS A LOW-LEVEL ORNAMENTAL WALL WITH CONCRETE GATE POSTS, DRIVEWAY IS RESIN SET CHIPS TO GARAGE AND FRONT OF THE PROPERTY AND LOVELY LAWNS WITH SHRUBBED BOARDERS. TO THE REAR OF THE PROPERTY THERE IS A FEW STEPS LEADING DOWN TO A SMALL WATER FEATURE AND ROCKY PATHWAY THROUGH LAWNED AND SHRUBBED AREAS WITH RECESSED CHIPPED AREAS. STORE BUILT WOODEN TOPPED PERGOLA WHICH IS FLAGGED INSIDE. GREENHOUSE AND WOODEN SHED.

GARAGE

INTERNAL PIT, BENEFIT OF LIGHT, POWER AND ELECTRIC UP AND OVER GARAGE DOOR. DOUBLE GLAZED WINDOW AND SINGLE GLAZED WINDOWS INSIDE.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 777959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC



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



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TOTAL FLOOR AREA: 1244 sq.ft. (115.5 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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Energy Efficiency Rating		Current	Potential
Key energy efficient - lower running costs			
121-130 kWh/m²/yr A			
131-140 kWh/m²/yr B			
141-150 kWh/m²/yr C			
151-160 kWh/m²/yr D			
161-170 kWh/m²/yr E			
171-180 kWh/m²/yr F			
181-190 kWh/m²/yr G			
Net energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	