



Avalon

Mill Hill Lane, Northallerton, DL6 1AP

youngsRPS 

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Guide Price: £375,000

A spacious detached bungalow which has been refurbished throughout in recent years. Immaculately presented, the accommodation includes a superb kitchen overlooking the rear garden, living/dining room, garden room, utility, 2 bedrooms & modern shower room. Externally, the property has beautiful gardens to the rear and off street parking for several vehicles.

- Sought after side location on the south side of Northallerton
- Walking distance of the town centre
- Two bedroom Bungalow with potential for 3 bedrooms
- Planning permission granted for an Annex
- Attractive rear garden

youngsRPS 

Northallerton 01609 773004





This beautiful property is located on the sought after south side of Northallerton within short walking distance of the town centre. A composite front door leads into a spacious hallway with reconstructed wood flooring, access to the loft and door to a useful cupboard housing the gas central heating boiler and hot water cylinder. The property has been beautifully updated in recent years including under floor heating, new roof and new windows within the last 12 months. To the left is a bright and spacious living/dining room with bay window to front and gas fire with marble surround and hearth. There is space for a dining table and chairs and sliding doors accessing the kitchen. The kitchen comprises oak wall and floor units, Silstone worktops and sink. Integrated appliances include induction hob with feature extractor over, fridge, slimline dishwasher, electric oven, Microwave and warming shelf. There are large windows in addition to two Velux's allowing light to flood in and a door accessing the rear garden. A large utility room is located off the kitchen and comprises cream floor units, laminate worktops, stainless steel sink and drainer, plumbing for a washing machine and space for additional appliances. There is a useful second WC and door to a lovely garden room with door to the rear and electric power and light. Doors from the kitchen allow access to the rear garden. Planning consent has been granted for this space to be converted into an annex with extension to the rear.

The landing allows access to two bedrooms, the master benefiting from fitted wardrobe space in addition to a large dressing room. This space was previously the third bedroom and could easily be re-instated, if required. The modern shower room comprises a generous walk in cubicle, WC and wash hand basin with vanity units below. The rear garden is a fantastic feature of the property. It has been beautifully landscaped and is mainly laid to lawn with paved patio area, mature borders of shrubs and flowers, an insulated timber shed, greenhouse, two raised beds and further raised seating area. The garden is enclosed in timber fencing and there is a side gate to the front of the property. A tarmac and stone paved driveway to the front and side allows off street parking for several vehicles. The property enjoys an open aspect to the front overlooking a pleasant green area.

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 North Yorkshire Council Tax Band D.

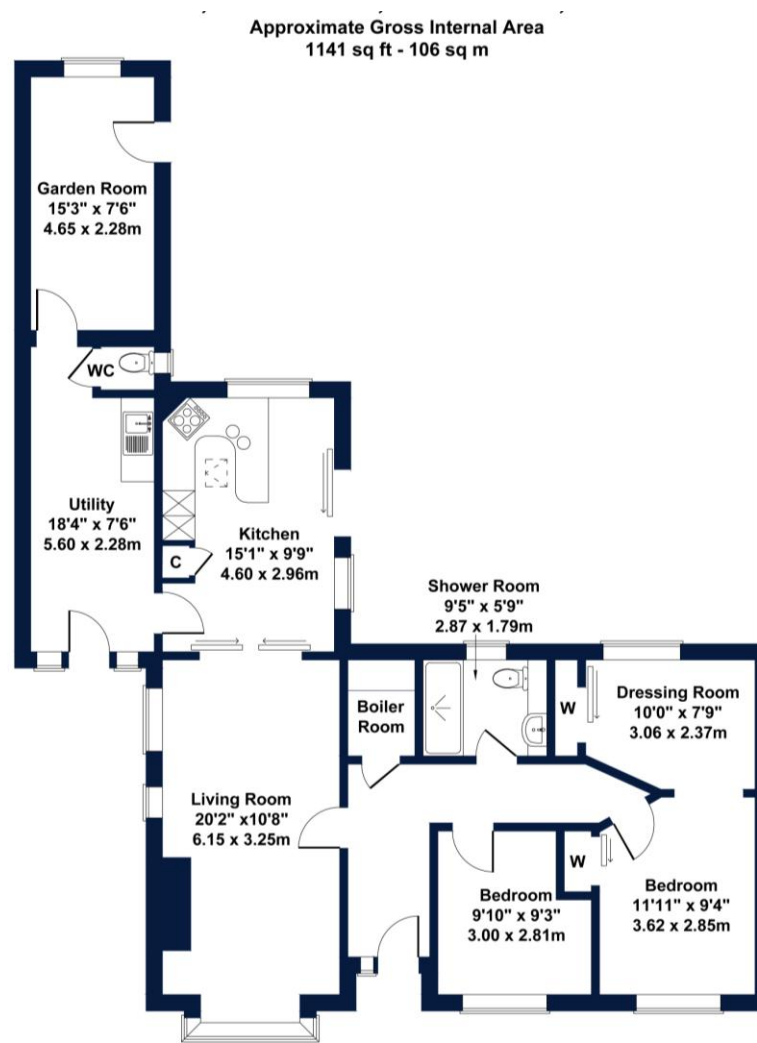


SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to underfloor heating and also supplying the hot water.

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

AGENT'S NOTES 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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