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Millfield Avenue  
Northallerton, DL6 1AT

**Offers in the region of £395,000**

House - Semi-Detached  
5 Bedroom/s  
2 Bathroom/s



An extended five bedroomed semi detached property providing beautifully presented living accommodation with a modern open plan feel. The property benefits from gas fired central heating and double glazing and the accommodation includes a lovely reception hall, spacious living room with bay window to the front. The kitchen / dining room / garden room has a great open plan feel with double doors leading to the garden. The kitchen is fitted with a good range of units together with integrated oven, hob, dishwasher and breakfast bar area. There is a separate utility room with units to match the kitchen and a cloak room / wc. From the utility room there is access to the rear garden and to the former integral garage which has been divided in to a storage area with remote roller door and games room. To the first floor there are five good sized bedrooms a family bathroom with period style white suite with high level wc and roll top bath. There is a separate shower room fitted with a modern suite. Externally there is a gravel driveway providing off street parking and accessed via double gates. There is a footpath to the side leading to the rear. The rear garden enjoys a west facing aspect with patio area, water feature and astro turf lawn.







- Extended five bedroomed semi detached family home
- Spacious living room with bay window to the front
- Separate utility room with access to the integral former garage area and cloaks / wc
- Family bathroom with roll top bath and a separate shower room
- Large west facing rear garden with patio area
- Beautifully presented living accommodation
- Lovely open plan kitchen / dining room / garden room with double doors opening to the garden
- The garage has been divided to provide a storage area and a space that could be used as a games room / study area.
- Gated driveway providing off street parking for several cars
- Popular residential area with the south side of Northallerton

#### GENERAL INFORMATION

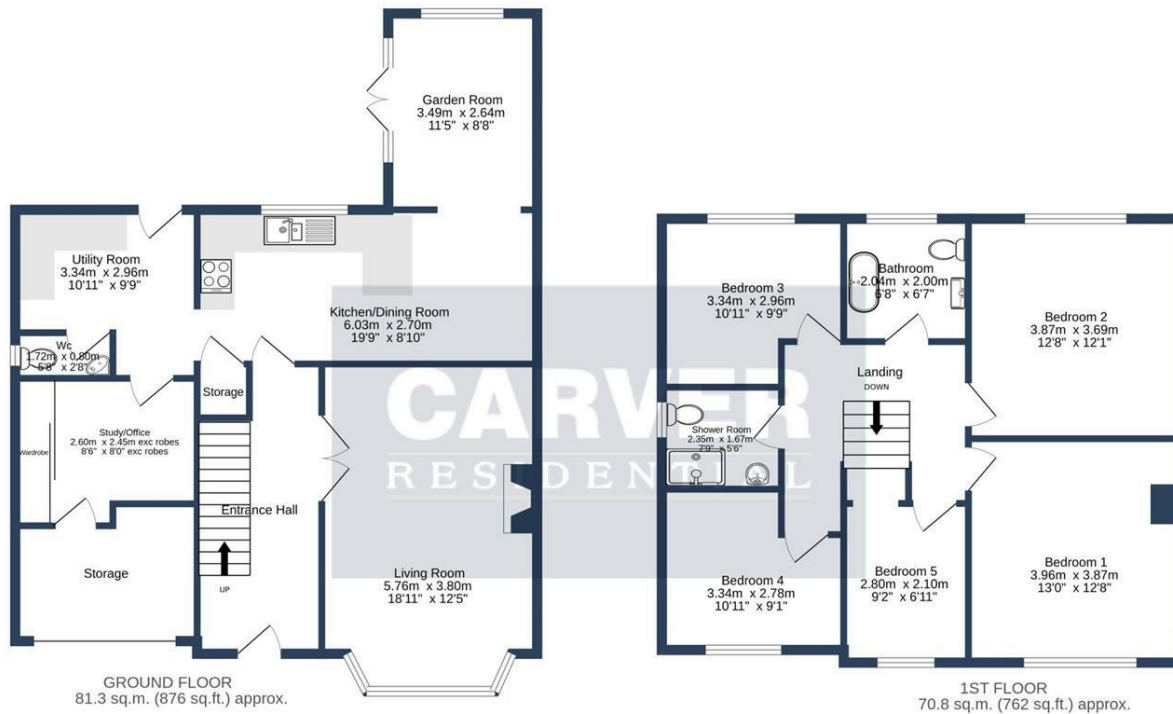
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band C





MILLFIELD AVENUE, NORTHALLERTON. DL6 1AT.

TOTAL FLOOR AREA: 152.2 sq.m. (1638 sq.ft.) 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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