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Millfield Avenue  
Northallerton, DL6 1AX

**Offers in the region of £330,000**

Bungalow - Dormer  
Detached  
3 Bedroom/s  
2 Bathroom/s



A beautifully presented three / four bedroomed detached dormer bungalow providing versatile living accommodation situated within a popular residential location. The property benefits from gas fired central heating and Upvc double glazing. The accommodation which has been improved by the current owners includes a reception hall, spacious living room, dining room / bedroom, fitted kitchen and useful utility room with door to the garage and rear garden. Bedroom one is a double room with French doors leading to the decked patio and rear garden. There is also a shower room / wc. To the first floor there are two double bedrooms and a family bathroom. Externally there is a driveway providing off street parking and access to the garage. There is a new side gate leading to the rear garden. The rear garden is enclosed with some new boundary fencing and is mainly laid to lawn with decked patio and garden store. The property is located within easy reach of Northallerton High Street and is sold with no onward chain.







- Three / four bed roomed detached dormer bungalow
- Bedroom / dining room with French doors to the rear decked patio
- Ground floor shower room / wc
- Two first floor double bedrooms and family bathroom
- Driveway providing off street parking and access to the good sized garage
- Beautifully presented versatile living accommodation
- Fitted kitchen and separate useful utility room with access to the garage
- Gas fired central heating and Upvc double glazing
- Good sized rear garden with new boundary fencing
- No onward chain

#### GENERAL INFORMATION

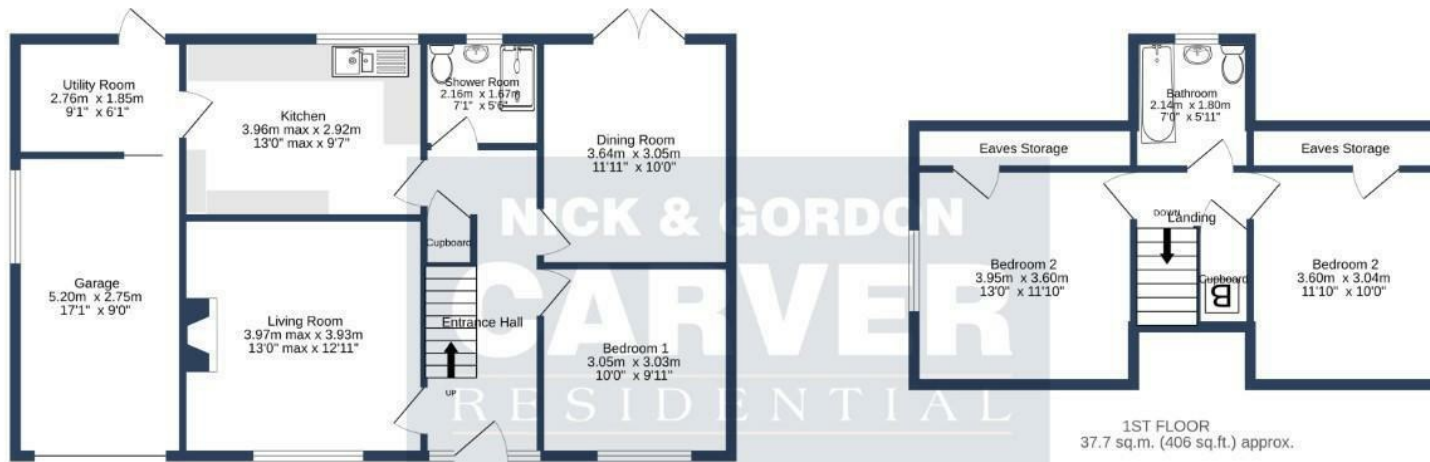
Tenure: Freehold

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

Double glazing ( The French doors are not double glazed )

Local Authority: North Yorkshire Band D





GROUND FLOOR  
79.9 sq.m. (860 sq.ft.) approx.

1ST FLOOR  
37.7 sq.m. (406 sq.ft.) approx.

MILLFIELD AVENUE, NORTHALLERTON. DL6 1AX.

TOTAL FLOOR AREA: 117.6 sq.m. (1266 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) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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