



A well 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 (New boiler 2025) and Upvc double glazing. The accommodation includes a reception hall, spacious living room, dining room/bedroom, fitted kitchen with breakfast bar area and useful utility room/rear lobby with doors to the garage and rear garden. Bedroom one is a double room with Upvc French doors leading to the decked rear patio. There is also a shower room/wc. To the first floor there are two double bedrooms both with eave storage and a family bathroom/wc. Externally there is a driveway providing off street parking and access to the garage. There is a footpath to the side with gate leading to the rear garden which is mainly laid to lawn with decked patio area and garden store. The property is located within easy reach of Northallerton High Street and is sold with no onward chain.





- Three/four bedroomed detached dormer bungalow
- Bedroom/dining room with Upvc French doors to the rear decked patio
- Ground floor shower room/wc
- Gas fired central heating (New boiler 2025) and Upvc double glazing
- Good sized rear garden
- Beautifully presented living accommodation
- Kitchen with breakfast bar and separate utility room/rear lobby with access to the garage
- Two first floor bedrooms and family bathroom
- Driveway providing off street parking and access to the garage
- No onward chain

GENERAL INFORMATION

Tenure: Freehold

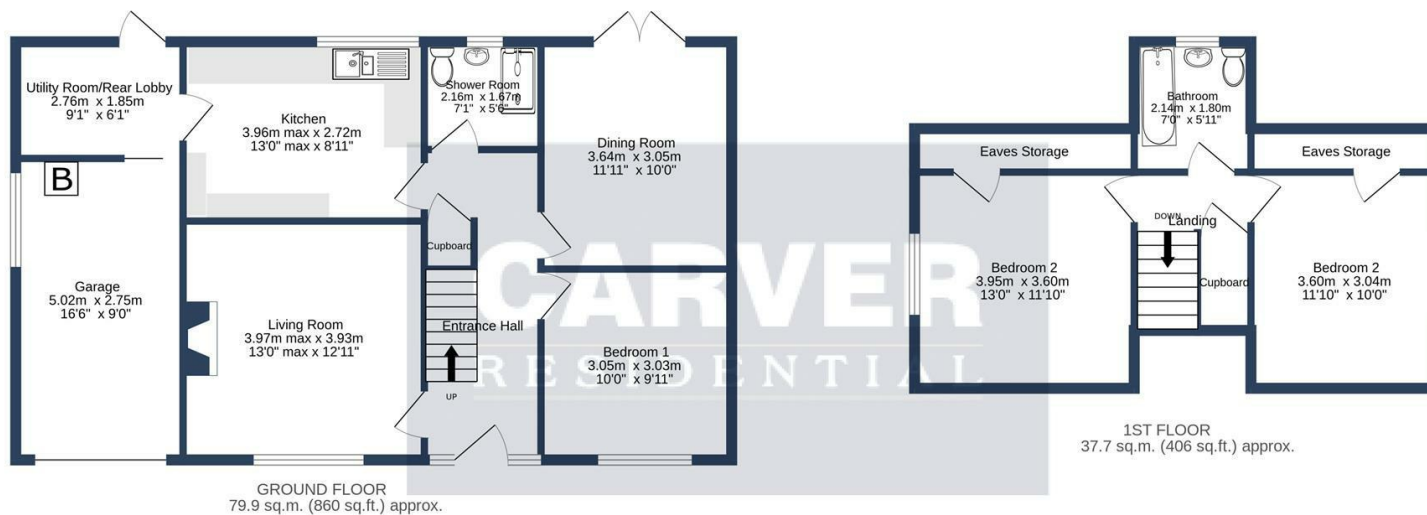
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band D

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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		
(55-68) D		
(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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MAB 6202



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