



6 Mill Rise, Northallerton DL6 1BE

Available to purchase is this spacious and well presented four bedroom detached house located on Mill Rise in Northallerton. With its modern open plan and spacious living this property is sure to attract a lot of attention. Internal accommodations consists of a very welcoming entrance hall, downstairs cloakroom/w.c, living room, open plan kitchen/diner and utility room. To the first floor you will find four double bedrooms, a study, two en suite w/c's and a house bathroom/w.c. Externally is a large rear garden with mostly laid lawn, brick & stone paved patios for seating aswell as raised timber decking. To the front of the property is a large brick paved driveway with access to garage and a laid lawn. Viewings are highly recommended to appreciate the size and finish this property has to offer. EPC rating C, council tax band F.

£450,000

LOCATION

Mill Rise is situated in Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS

From our Northallerton office head South along the High Street and cross the two roundabouts leading you onto Thirsk Road. Take the third left turn onto Mill Hill Lane. Take the second right onto South Vale then the first right onto Mill Rise, where the property is located on the right hand side.

ENTRANCE HALL

9'4" x 12'6" (2.86 x 3.83)

With front facing UPVC double glazed paneled door & side windows, laminate flooring, access for first floor and a radiator.



CLOAKROOM/W.C

2'8" x 5'2" (0.82 x 1.59)

With front facing UPVC double glazed window, low level W.C, and a wash hand basin.



LIVING ROOM

20'2" x 11'2" (6.17 x 3.42)

With front facing UPVC double glazed bow window, rear facing UPVC french doors, electric fire, TV point and two radiators.



KITCHEN DINER

19'4" x 21'3" (5.90 x 6.48)

With rear facing UPVC double glazed french doors & windows, two side facing UPVC double glazed windows, laminate flooring, a range of wall, drawer & floor units, induction hob, electric oven, one and a half bowl ceramic sink and rear door with access to garage.



UTILITY

12'5" x 6'3" (3.80 x 1.93)

With side facing UPVC double glazed windows, rear facing UPVC door, fitted units, plumbing for washing machine & dishwasher, space for fridge and a radiator.



FIRST FLOOR LANDING



BEDROOM ONE

11'8" x 14'11" (3.56 x 4.56)

With rear facing UPVC double glazed window, built in wardrobes and a radiator.



OFFICE/DRESSING ROOM

6'11" x 8'9" (2.12 x 2.67)

With front facing UPVC double glazed window, built in wardrobes and a radiator.



EN SUITE

6'10" x 6'11" (2.10 x 2.11)

With front facing UPVC double glazed windows, walk in shower, low level W.C, vanity sink unit, tiled flooring and a heated towel rail.



BEDROOM TWO

13'5" x 8'8" (4.10 x 2.65)

With front facing UPVC double glazed window, en suite W.C and a radiator.



EN SUITE W.C

5'3" x 2'7" (1.61 x 0.81)

With a low level W.C and a vanity sink unit.



BEDROOM THREE

11'0" x 10'0" (3.37 x 3.07)

With rear facing UPVC double glazed window, integrated wardrobe storage and a radiator.



BEDROOM FOUR

8'0" x 11'8" (2.44 x 3.58)

With rear facing UPVC double glazed window, integrated wardrobe storage and a radiator.



BATHROOM/W.C

5'5" x 8'0" (1.66 x 2.46)

With front facing UPVC double glazed window, low level W.C, paneled bath with shower over, vanity sink unit, partly tiled walls and a heated towel rail.



GARDEN

With mostly laid lawn, raised timber decking, brick paved patio area, power, outside tap and side access to front.



GARAGE

Large double garage with electric doors, power & electricity.

EXTERNALLY



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Parking for multiple vehicles

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



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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