



24 Mill Hill Lane, Northallerton DL6 1DN

This impressive home begins with an entrance vestibule leading into a spacious entrance hall, complete with a large understairs cupboard for convenient storage. The ground floor boasts a large lounge with French doors opening onto the south-facing rear garden, a generously sized living room, a spacious kitchen, and a separate dining room with double doors connecting to the lounge.

Upstairs, there are five double bedrooms, including a luxurious master with an extensive en-suite, and a well-appointed house bathroom. The private rear garden features decking and a patio, perfect for outdoor living. At the front, a semi-circular driveway with access to the garage and a large porch enhances the property's charm and functionality.

EPC Rating D - Council Tax Band G

£600,000

LOCATION

Mill Hill Lane 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.

DIRECTION

Leaving our Northallerton office, head South down the High Street proceeding straight over at the first two roundabouts onto Thirsk Road. Once on Thirsk Road take the third turning on the left onto Mill Hill Lane where No. 24 can be found on the right hand side identified by our for sale board.

THE ACCOMMODATION COMPRISES

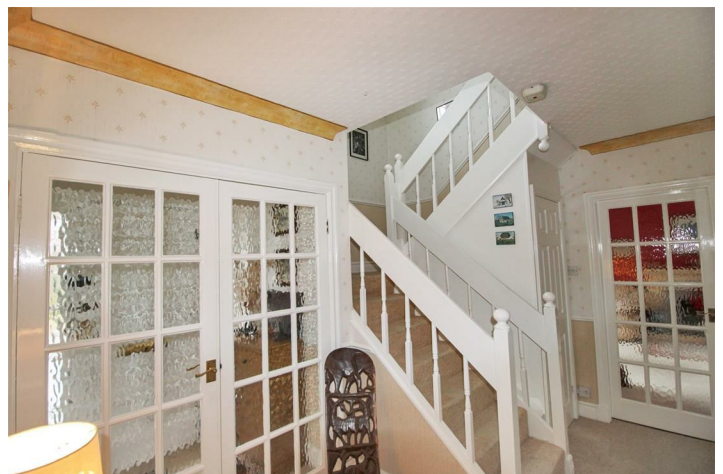
ENTRANCE VESTIBULE

4'3" x 5'6" (1.30 x 1.69)

ENTRANCE HALL

7'3" x 16'8" (2.21 x 5.093)

With internal double doors, large understairs storage and radiator.



LOUNGE

21'3" x 13'5" (6.49 x 4.09)

With front facing bay UPVC window, South facing UPVC French doors leading to rear garden, gas fire and two radiators., double doors opening into dining room.



DINING ROOM

12'10" x 9'10" (3.92 x 3.02)

With South facing UPVC double glazing, radiator and double doors leading into the lounge.



LIVING ROOM

14'8" x 16'10" (4.48 x 5.15)

With front facing UPVC double glazing, electric fire and radiator, Storage housing the boiler and consumer unit.



KITCHEN

15'1" x 9'9" (4.61 x 2.98)

With South facing double glazed windows and side facing door, radiator, fitted kitchen including base, wall and drawer units, rolled edge work surfaces, tiled splash backs and floor, stainless steel sink and drainer with mixer tap, built in double electric oven, electric hob and extractor fan, breakfast bar, further space and plumbing for washing machine and dishwasher and space for undercounter appliances.



CLOAKROOM/W.C.

7'3" x 4'0" (2.23 x 1.23)

With a UPVC double glazing to the front, pedestal wash hand basin, a low flush W.C. fitted cupboards under the basin.



FIRST FLOOR LANDING

21'0" x 6'11" (6.42 x 2.13)

With a double glazed window to front, a storage cupboard and access to the partially boarded roof space via a built-in loft ladder.



MASTER BEDROOM

15'6" x 14'7" (4.74 x 4.46)

With front facing UPVC double glazing, radiator and access to Ensuite.



EN SUITE

9'2" x 7'10" (2.81 x 2.39)

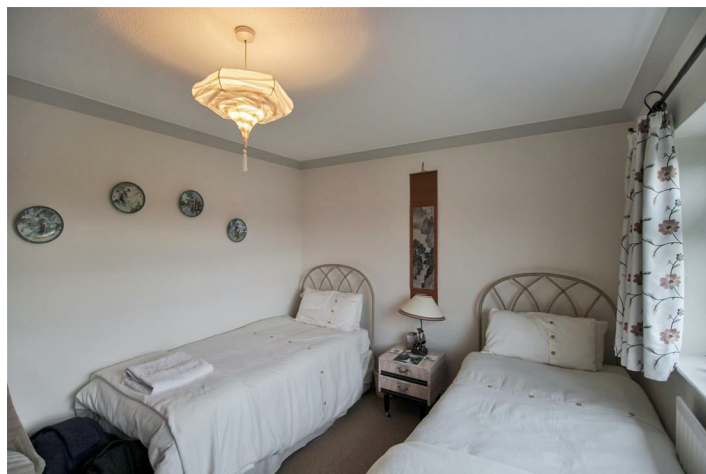
With rear facing UPVC double glazing, step in shower cubicle with electric shower, panelled bath, hand wash basin, low level WC, fully tiled walls and a heated towel rail.



BEDROOM 2

13'5" x 10'0" (4.09 x 3.05)

With South facing UPVC double glazing and radiator.



BEDROOM 3

13'5" x 11'1" (4.09 x 3.4)

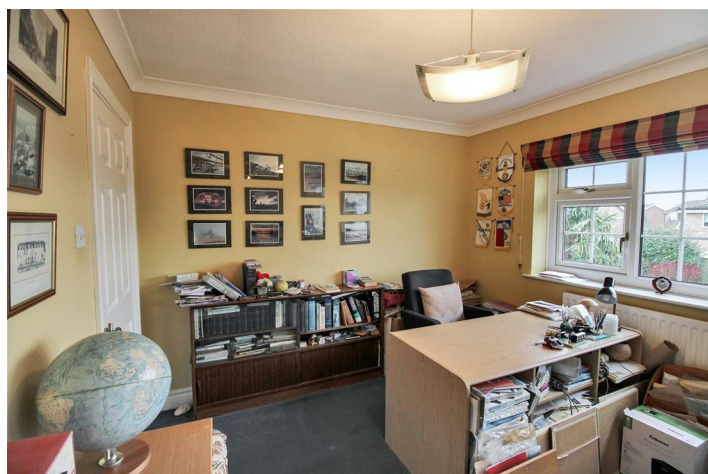
With front facing UPVC double glazing, radiator, fitted wardrobes and fitted cupboards providing extra storage.



BEDROOM 4

10'9" x 10'0" (3.28 x 3.05)

With South facing UPVC double glazing, radiator and fitted wardrobes from wall to wall.



BEDROOM 5

10'5" x 10'0" (3.19 x 3.05)

With South facing UPVC double glazing and radiator.



HOUSE BATHROOM/ W.C.

6'6" x 6'9" (1.99 x 2.07)

With a front facing UPVC double glazed window, panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail and fitted cabinet with mirrored doors.



GARAGE

33'11" x 11'2" (10.36 x 3.41)

With front and rear access, electric garage door to the front and windows to the rear and side.

REAR GARDEN

Beautiful south-facing outdoor space with decking, patio, garage access, mature flower beds, and a lawn.



FRONT GARDEN

With mature flower bed, large porch and semi-circular driveway for ease of access.



EXTERNAL



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.

VIEWING BY APPOINTMENT

Viewings will be strictly by appointment only.

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.

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: Double garage and generous driveway

BROADBAND SPEED:

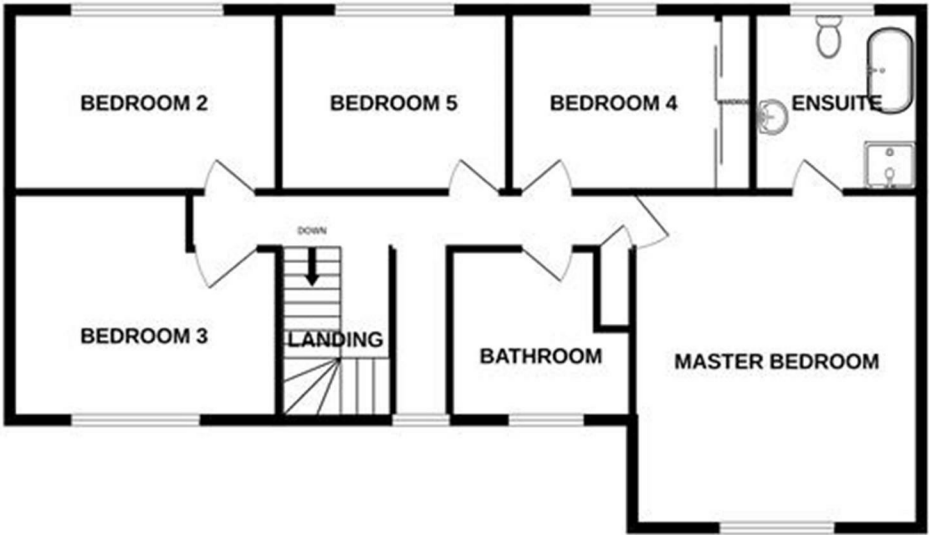
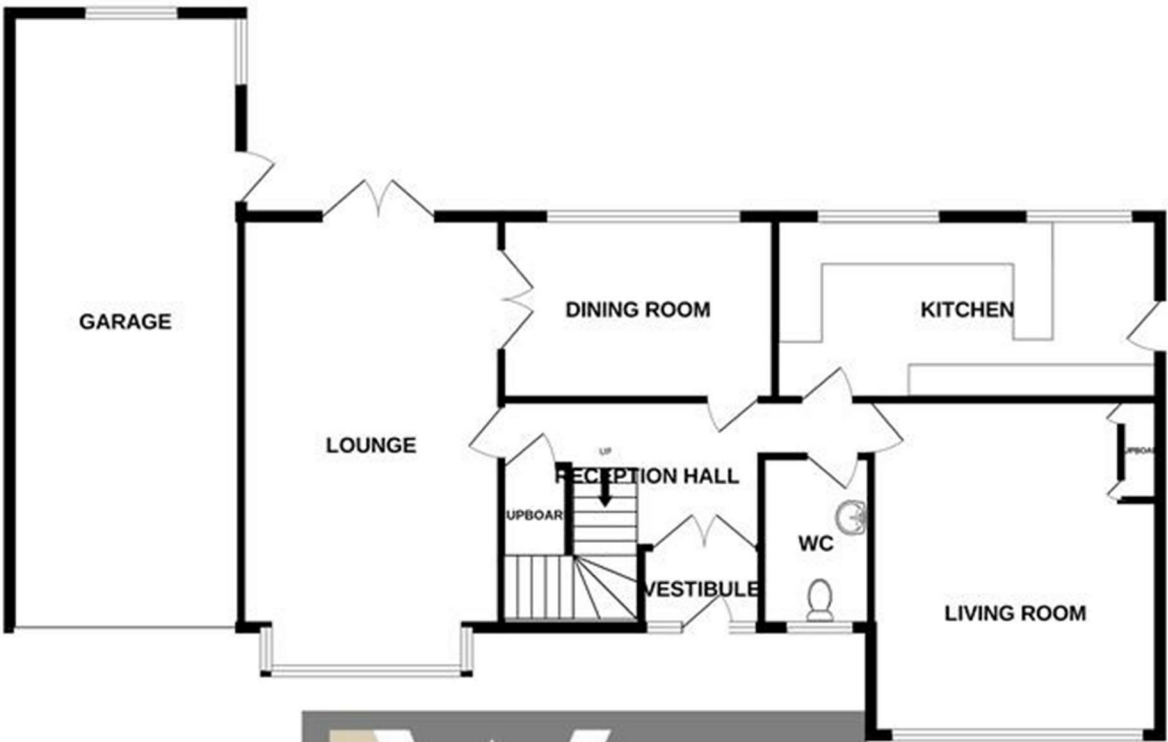
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

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.

GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.9 sq.m.) 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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