

2 MILL RISE NORTHALLERTON



AN IMMACULATLY PRESENTED, WELL LAID OUT AND SPACIOUS 4-BEDROOMED SUPERIOR DETACHED BUNGALOW RESIDENCE SITUATED IN A MUCH SOUGHT AFTER & HIGHLY DESIRABLE RESIDENTIAL LOCATION

Immaculately Presented Internally & Externally
Quality UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Cavity Wall Insulation

Attractive Lawned Gardens to Front & Rear
Master Bedroom with En Suite & Dressing Room
Potential Teenagers Annexe
Security Alarm

Price: Offers in the Region of: £295,000
TO INCLUDE BLINDS AND CARPETS – CHAIN FREE

2 MILL RISE, NORTHALLERTON

SITUATION

A1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A19	7 miles	Teesside	16 miles
Catterick	10 miles		

(All distances are approximate)

Mill Rise is a particularly attractive and much sought after and highly desirable residential area situated just outside the centre of Northallerton on the favoured south side and is arguably one of the most desirable areas of town. The property stands on a particularly good sized plot with lawned gardens to front and rear with attractive shrub borders and areas of chippings and additionally to the rear there are well delineated vegetable gardens, patio areas plus useful additional storage space at the side of the property. The property has an integral garage together with hardstanding to the front for up to six vehicles.

The property is ideally situated within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire with a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets.

Northallerton enjoys excellent commuting via the A1 and A19 trunk roads, both of which are within seven miles of the property and offer excellent access to all the major centres of commerce locally and nationally, and provides direct access onto the main arterial road networks of the UK.

The large and major centres of Teesside, York and Middlesbrough are within easy commuting distance and offer a full and comprehensive range of shopping, whilst more locally the towns of Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance.

AMENITIES

Communications – the A1 and A19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine line that calls at these stations, there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

Schools – The area is well served by good state and independent schools, local primary schools at Mill Hill plus local comprehensive schools at Northallerton, Thirsk, Bedale and Richmond. Independent schools are to be found at Teesside, Yarm, Barnard Castle, Polam Hall at Darlington, Queen Mary's at Baldersby, Ripon Grammar, Ampleforth College at Ampleforth and Cundal Manor.

Shooting and Fishing – The property is attractively placed in an area renowned for its quality shoots and good fishing, being

within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to good local rivers and ponds.

Additionally the property is situated within one hour of the coast of Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington.

Walking and Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

Hospital – The Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

2 Mill Rise comprises an immaculately presented, well laid out, spacious and substantial 4-bedroomed detached bungalow residence of character and distinction situated on a slightly elevated good sized plot in this much sought after and highly desirable residential area of Northallerton. The bungalow is brick built with large clay tile roof. Externally to the front it enjoys part rendering, part exposed stone effect brick and enjoys the benefit of full UPVC sealed unit double glazing, gas fired central heating and cavity wall insulation. The front garden is an attractive area of lawn with attractive shrub borders with to the side tarmac hardstanding and driveway offering further hardstanding for up to six vehicles and giving access to the integral garage. To the rear is a garden extending to attractive flagged patio area with shrubbery to side, point for clothes dryer, outside light and power point. The main rear garden is of a good size and is slightly undulating from right to left and is lawned with deep shrub borders and areas of chipping. The rear is enclosed with close boarded fencing to all sides offering a nice degree of privacy. There is base and wooden shed. Raised vegetable garden area adjacent to the patio plus useful additional storage space to the side of the house.

Internally the accommodation is well laid out and spacious and has been very well maintained and improved by the present owners with good sized well laid out reception rooms and kitchen, attractive master bedroom suite enjoying the benefit of En Suite shower room and dressing room, 3 further bedrooms with one nicely arranged on two levels with a sitting and bedroom area offering tremendous scope for a teenagers annexe. The accommodation is completed with a family bathroom, recently fitted with a quality Heritage suite.

The property is offered for sale in particularly well maintained condition. Early inspection is recommended to appreciate the property, its presentation and position.

ACCOMMODATION

Up the driveway and concrete walkway which leads to the front door with a marble tiled step leading up through UPVC sealed unit double glazed front door with opaque glazed central panel and opaque glazed light to side into:

Entrance Hall

3.53m x 1.90m (11'7" x 6'3")

With coved corniced ceiling. Ceiling light point. Laminate flooring. Wall mounted uplighter. Radiator with fitted shelf over. Telephone point.

Inner Hallway

5.74m x 0.79m (18'10" x 2'7")

2 x Ceiling light points. Attic access. Radiator. Built in cloaks cupboard with cloaks hanging rail and shelved storage above and substantial storage beneath.

Off Main Hallway is panelled door through into:

Sitting Room

5.41m x 4.01m (17'9" x 13'2")

Coved corniced ceiling. 2 ceiling light points. Wall light point. Double radiator. Single radiator. 2 x TV points. Windows to two sides offering a high degree of natural light. Feature fireplace comprising carved pine surround and mantle shelf with a cut marble hearth and backplate and an inset living flame gas fire.

Dining Room

3.33m x 2.84m (10'11" x 9'4")

With an attractive parquay wood floor. Single Radiator. Coved corniced ceiling. Ceiling light point. Sliding door through to kitchen. French door out to rear garden.

Kitchen

3.60m x 2.69m (11'10" x 8'10")

Enjoying a painted panelled ceiling with ceiling light point. Attractive fitted beech fronted kitchen comprising extensive range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in Zanussi double oven and grill. Work surface inset Siemens four ring ceramic electric hob with Hygena extractor unit and light over. Space and plumbing for auto wash. Space and plumbing for dishwasher. Fully tiled splashbacks with inset display tiles. Good sized double glazed window offering superb views out onto the rear garden together with a double glazed rear access door with clear top panel. Radiator. Space for fridge freezer.

Master Bedroom

33.3m x 3.98m (10'11" x 13'1")

Coved corniced ceiling. Numerous inset ceiling light spots. Radiator. Sky and TV point. Good sized double glazed window offering views onto the rear garden. Internal door leads to:

En Suite Shower Room

2.18m x 1.77m (7'2" x 5'10")

With raised corner shower cubicle having Showerlux curved shower doors. Fully tiled with a Mira combi flow shower. Matching WC and pedestal wash basin. Tiled splashback to wash basin. Shaver socket. Heated towel rail and radiator. Inset ceiling light spots. Wall mounted Greenwood Airvac extractor fan. Door through to:

Dressing Room

1.47m x 2.18m (4'10" x 7'2") max into full-length wardrobes comprising 2 x double robes with cloaks hanging and shelved storage over. Radiator. Inset ceiling light spots.

Bedroom No.2

3.33m x 2.33m (10'11" x 7'8")

Coved corniced ceiling. Ceiling light point. Radiator. TV point. Views onto rear garden.

Bedroom No.3

2.38m x 2.67m (7'10" x 8'9")

Coved corniced ceiling. Ceiling light point. Double radiator. Views out to front. Telephone point.

Bed Sitting Room - Arranged on two levels with the lower level making an excellent seating area and the upper making the bedroom area.

Sitting Area

4.37m x 2.18m (14'4" x 7'2")

Base level with stairs to upper mezzanine. Fitted dado rail. Two double radiators. Telephone point. TV point. Two wall light points. Exposed beam. Understairs storage area. Steps up have stained and polished pine balustrade leading up to:

Bedroom Area

2.33m x 3.37m (7'8" x 11'1") plus useful undereaves storage area

With uplighter. Ceiling light point. Inset ceiling mounted Velux. Window to rear. Built in eaves store cupboard. The undereaves storage measures 5'5" x 7'4" making this an ideal teenagers bedsit or dependent relative's area subject to Purchasers requirements.



Family Bathroom

2.35m x 2.69m (7'9" x 8'10")

Recently fitted with quality Heritage suite comprising large square cornered bath, fitted shower screen and mains Aqualiser shower. Unit inset Heritage wash basin with cupboard storage beneath. Concealed cistern duoflush WC. Fully tiled around bath area, half tiled to remainder of bathroom. Inset Ceiling light spots. Heated towel rail and radiator. Unit matched wall mounted bathroom cabinet.

OUTSIDE

Integral Garage

2.23m x 5.54m (7'4" x 18'2")

With up and over door to front. Light and power. Built in workbench. Concrete floor. Pedestrian door to rear.

Shed

2.13m x 1.83m (7' x 6') approx.

Wooden construction.

Walkway into rear garden.

Rear garden enjoys an attractive flagged patio area with shale shrubbery to side and point for clothes dryer. The main rear garden is of a good size and slightly undulating from right to left is lawned with deep shrub borders, areas of chippings. The rear is enclosed with close boarded fencing to all sides. Base and wooden shed. There is a raised vegetable garden adjacent to the patio plus additional storage space to side of the house. Outside tap and outside power source adjacent to the patio. Light.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is E.





COMMITMENT

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- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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N252 Printed by Ravensworth 01670 713330