

**18 MILL HILL LANE  
NORTHALLERTON, NORTH YORKSHIRE DL6 1DN**



**A SUBSTANTIAL 5-BEDROOMED DETACHED SUPERIOR FAMILY RESIDENCE SITUATED IN THE PREMIER AREA OF NORTHALLERTON**

- 5-Bedroomed Detached Family Accommodation
- UPVC Sealed Unit Double Glazing & Gas C H
- Substantial Double Glazed Conservatory to Rear
- Well Laid Out, Spacious & Immaculately Presented
- Master Bedroom with En Suite Facilities
- Attractive Private Gardens to Front & Rear / Dbl Garage

**NEW PRICE: Offers in the Region of: £445,000**

# 18 Mill Hill Lane, Northallerton DL6 1DN

## SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles		

(All Distances area Approximate)

**Mill Hill Lane** represents one of the most sought after and highly regarded residential areas of Northallerton situated on the favoured southern side within very easy and convenient reach of the Town Centre, open countryside and an extensive range of amenities. This area of Northallerton is particularly sought after and the property represents one of a very few traditionally constructed mature, substantial family houses on a good sized plot to be built in this area.

This particular property occupies a lovely plot and has been very sympathetically and thoughtfully extended by the present owners to provide well laid out and spacious 5-bedroomed accommodation in an excellent residential location and enjoying the benefit of gardens to front and rear.

The property is ideally situated within easy walking distance of Northallerton Town Centre, the main line railway station, County Hall, the Library and all local amenities.

Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets. The nearby village of Romanby enjoys the benefit of Primary School, Village Shop, Post Office, Public House and Church.

## AMENITIES

**Communication** - 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.

There is a main line train station at Northallerton and additionally at Darlington bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

**Schools** – the area is well served by good state and independent schools. Local Primary schools plus local comprehensive schools are to be found at Northallerton, Thirsk, Bedale and Richmond. Independent Schools can be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ripon, Ampleforth and Cundall.

**Shooting & 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, North Yorkshire Dales and close to good local rivers and ponds.

**Racing** - Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf** - Romanby (Northallerton, Thirsk, Bedale and Darlington).

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery situated within walking distance of the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

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

**Hospital** – the Friarage Hospital at Northallerton is locally renowned.

## DESCRIPTION

**18 Mill Hill Lane** comprises a traditionally constructed and very attractively extended 5-bedroomed detached superior family residence which is situated in this premier location. The property is well laid out, spacious and immaculately appointed both internally and externally. Externally the property enjoys the benefit of front garden which is nicely arranged behind low level ornamental stone walls which are backed with mixed hedging and has a central pedestrian gate which leads through onto block paved walkway to the front of the property. The front of the property is extensively paved and flagged with raised shrubberies and water feature and columned front covered entrance gives access to the property.

To the rear the gardens provide an attractive backdrop to the property and are of a mixed garden variety given over to attractive laid flagged patio with flagged walkway across the rear of the property opening out onto good sized lawned area with shrub borders behind low level ornamental retaining walls with inset shrubberies and enjoying central steps up to the main rear lawn. Within the main rear lawn are laid flagged patios, water feature / pond, base for summer house with half moon patio to front. The rear of the property enjoys a high degree of privacy being close boarded fenced / hedged. To the side of the property is a vehicular access off South Vale which offers extensive chippings and hardstanding area for a number of vehicles and would readily accommodate caravan, boat etc. and also gives access to the attached double garage.

The offering of 18 Mill Hill Lane represents an almost unique opportunity for the discerning purchaser to acquire a 5-bedroomed property in a very sought after yet very convenient location.

Early inspection is recommended to appreciate the property's layout, excellent presentation and position.

## ACCOMMODATION

There is columned front covered entrance which is UPVC clad and underscored, then through hardwood front door with etched glass lights to side into:

**Entrance Vestibule**  
**1.57m x 1.14m (5'2" x 3'9")**

With coved corniced ceiling. Ceiling light point. Telephone point. Part glazed french doors through into:

**Entrance Hall**  
**2.51m x 5.00m (8'3" x 16'5")**

With stairs to first floor. Coved corniced ceiling. Ceiling light point. Double radiator. Stairs to first floor. Understairs storage cupboard.

**Cloak Room**  
**2.08m x 1.14m (6'10" x 3'9")**

Half glazed walls topped with stained mahogany dado rail. Tiled floor. Floral relief suite comprising pedestal wash basin and matching WC.

Radiator. Ceiling light point. Overbasin wall light point. Opaque glazed picture window to rear.

### **Sitting Room**

**4.08m x 7.45m (13'5" x 24'5") max into bay**

2 Double radiator. TV point. Coved corniced ceiling. Two ceiling light points. Two wall light points. Feature cut stone surround with cut slate hearth and cut marble mantle shelf with matching cut marble display stands to either side. UPVC sealed unit double glazed french doors through to:

### **L Shaped Conservatory**

**3.25m x 6.77m (10'8" x 22'3") max**

With fully tiled floor. Thermalactic ceiling. Ceiling light point. Separate double glazed french door through from dining room. Door to side leading to rear garden and patio.

### **Dining Room**

**3.94m x 3.05m (12'11" x 10')**

Coved corniced ceiling. Ceiling light point. Double radiator. French doors through to Conservatory.

### **Living Room**

**4.39m x 5.94m (14'5" x 19'6") Max into bay**

With wood laminate floor. Inset ceiling light spots. Coved corniced ceiling. Double radiator. TV point. Sky point. Telephone point. Windows to two sides. Door to rear gives access to:

### **Utility Room**

**1.24m x 1.22m (4'1" x 4')**

With built in cupboard topped with work surface with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Space and plumbing for auto wash beneath. Gas boiler. Ceiling light point. Matching wall mounted cupboard. Cloaks hanging.

Archway leads to:

### **Breakfast Kitchen**

**5.74m x 3.05m (18'10" x 10')**

Extensive craftsman built light oak kitchen comprising extensive range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Built in NEFF oven (which is circa thermal and self cleaning and bread making) and grill with built in NEFF microwave over. Work surface inset 5 ring NEFF gas hob. Built in Ariston dishwasher with unit matched door to front. Built in NEFF fridge and freezer with unit matched doors to front. Unit matched glass shelved, glass fronted and leaded display cabinets with inset lighting. Inset ceiling light spots. Tiled floor. Extensive tiled splashbacks. Unit matched cooker hood with inset extractor and light. Double radiator. Etched glass double-glazed door out to side which gives access to the rear.

Stairs to First Floor have polished pine balustrade and spindles leading up past half landing to:

### **Main Landing**

**6.35m x 1.19m (20'10" x 3'11")**

Over stairwell light. Window. Attic access (the attic is fully boarded and has light). Ceiling light point. Coved corniced ceiling. Built in airing cupboard housing lagged cylinder with immersion heater and shelved storage over.

Master Bedroom Suite comprising:



### **Master Bedroom**

**4.49m x 4.67m (14'9" x 15'4")**

With built in bedroom furniture comprising 2 x mirror fronted double wardrobes, 3 drawer chest of drawers, built in dressing table with 3 drawer chest to one side, cupboard storage to the other. Double radiator. Additional bank of 3 drawer chest. Matching 2 drawer bedside cabinet. Coved corniced ceiling. Ceiling light point. TV point. Light and airy room having a good sized eye level double glazed window. Door through to :



### **En Suite Facilities**

Comprising an above average sized bath and shower room which is superbly fitted with quality suite and is fully tiled with decorative wall mural tiles with contrasting tiled reliefs. Moulded coved corniced ceiling. Inset ceiling light spots. Fully tiled floor. Suite comprising corner bath with matching pedestal wash basin, WC and bidet. Separate fully tiled corner shower cubicle housing Mira Sport electric shower. Shaver light, socket and mirror.

### **Bedroom No. 2**

**3.10m x 3.86m (10'2" x 12'8")**

Radiator. Ceiling light point. Coved corniced ceiling. Fitted with attractive and functional range of bedroom furniture comprising double wardrobe, single wardrobe with shelved tallboy to side having three drawer chest beneath. Built in dressing table with 2 x 3 drawer chest of drawers and central dressing table area. Additional 3 drawer chest of

drawers topped with useful shelved display / bookcase. 2 x matching 3 drawer bedside tables.

**Bedroom No. 3**  
**3.10m x 3.15m (10'2" x 10'4")**

Coved corniced ceiling. Ceiling light point. Radiator. Telephone point. TV point.

**Bedroom No. 4**  
**3.07m x 4.08m (10'1" x 13'5")**

Coved corniced ceiling. Ceiling light point. Radiator. Built in bedroom furniture comprising single wardrobe with cloaks hanging and shelved storage over. Double wardrobe with hanging rail and shelving. Useful overbed storage cupboards. 2 drawer bedside chest topped with glass shelved display unit. Bank of 2 x 3 drawer chest of drawers with display shelving to end. Matching dressing table with 2 x 3 drawer chest to side. TV point. Telephone point. Overbed light point.

**Bedroom No. 5**  
**3.33m x 4.11m (10'11" x 13'6")**

Coved corniced ceiling. Ceiling light point. Radiator. Built in bedroom furniture comprising 2 x double wardrobes with rails and storage over. Matching overbed cupboard storage. 3 x 3 drawer chests plus one 3 drawer slimline chest.

**Bathroom**  
**1.98m x 2.33m (6'6" x 7'8")**

Fully tiled floor. Coved corniced ceiling. Inset ceiling light spots. Suite comprising tiled panelled bath with Mira Sport electric shower over. Fitted shower screen. Pedestal wash basin and WC. Shaver light, socket and mirror. Radiator.

**OUTSIDE**

**GARDENS**

To the front it has low level ornamental stone walls backed with mixed hedging with central pedestrian gate through which leads onto block paved walkway to the front of the property which is extensively flagged with raised shrubberies and water feature.

To the rear is a nice mixed garden given over to a laid flag patio with flagged walkway to the rear of the property across the whole site. There is a lawned area with shrub borders, low level ornamental retaining walls with inset shrubberies and steps up to main rear garden which is lawned. There are laid flag patios, water feature / pond and base for summer house with half moon patio to the front. There are close boarded fencing / hedging and the plot enjoys a high degree of privacy.

To the side of the property is an access which comes off South Vale and there is an extensive chippings hardstanding area and an additional area of flagged hardstanding for caravan boat, vehicles etc. and attached double garage.

**Double Garage**  
**4.82m x 5.46m (15'10" x 17'11")**

Brick built with clay pantile roof. Up and over door to front. Light and power. Boarded in the eaves for extensive storage. Additionally it has a built in shelved area suitable for dryer with space beneath for additional appliances.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

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

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

**TENURE**

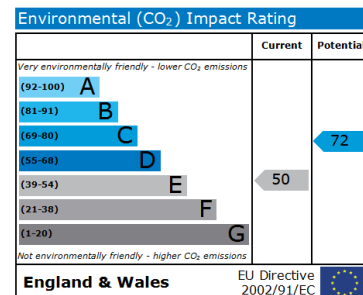
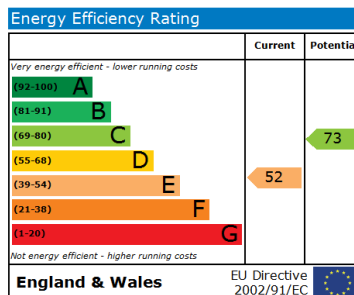
Freehold with Vacant Possession upon completion.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is G. The current charge is £2389.74 per annum.

**LOCAL AUTHORITY**

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







**COMMITMENT**

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- 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.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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