

7 MILL HILL CRESCENT NORTHALLERTON DL6 1RY



A Substantial Detached 2/3 Bedroomed Bungalow Residence Situated on a Spacious but Manageable Plot with Scope for Internal Updating & Modernisation & Potential for Extension in a Favoured Residential Location

- Well Laid Out & Spacious Accommodation
- Scope for Internal Updating & Modernisation
- Scope to Extend Subject to PP's
- Attached Garage
- Gardens to Three Sides
- Scope for Various Residential Layouts

Further Reduced to OIRO: £225,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

7 Mill Hill Crescent, Northallerton DL6 1RY

SITUATION

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

(All distances are approximate)

The property is attractively positioned on Mill Hill Crescent on the favoured and much sought after south side of Northallerton which represents an excellent residential location.

The property is ideally situated within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities and good schooling, both Primary and Secondary within the town.

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 A.1 and A.19 both of which are within seven miles of the property and offer access to all major centres of commerce locally and nationally and provide direct access to the main arterial road networks of the UK.

The larger centres of Teesside, York, Middlesbrough and Leeds are within easy commuting distance and offer a full and more comprehensive range of shopping. Regional market town shopping is available in Thirsk, Bedale, Richmond and Darlington.

AMENITIES

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.

Additionally the property is situated 1 hour from the coast at Whitby, Scarborough and Redcar where additional extensive leisure activities are to be found.

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

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

Schools

The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale and Richmond whilst independent schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Communications – The A.1 and A.19 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 Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

DESCRIPTION

The property comprises a substantial brick built with pantile roof 2/3 bedroome detached superior bungalow residence situated on a good sized yet manageable plot on the favoured south side of Northallerton.

The property is accessed from the front onto tarmacadam driveway through twin brick built pillars which are stone topped with walls to either side, onto the driveway offering hardstanding for two vehicles and gives access to the attached garage.

Adjacent to the driveway is a lawned area with central shrubbery with an area of flagged patio/hardstanding offering potential for additional parking etc., whilst to the other side the property enjoys a mains front lawned garden with shrubbery adjacent to the front wall.

At the rear the property has a flagged pathway along the whole of the rear of the property which opens out onto patio seating area to the rear of the dining room / bedroom 3 and the main rear garden is lawned with shrub borders. There is close boarded fencing to two sides and hedging to the third. Space and base for shed.

Internally the property has wooden sealed unit double glazing and gas fired central heating. It has well laid out and spacious accommodation which would benefit from some updating and modernisation. It retains great scope for extension and is capable of various residential layouts subject to Purchasers requirements.

The offering of 7 Mill Hill Crescent presents a rare opportunity to acquire a substantial bungalow in an excellent location with scope for improvement.

Early inspection recommended.

ACCOMMODATION

In through covered entrance through hardwood opaque glazed door into:

Entrance Hall

4.01m x 1.13m (13'2" x 3'9") max

Ceiling light point. Radiator. Telephone point.

Sitting Room

5.13m x 3.27m (16'10" x 10'9")

With a feature fireplace comprising carved mahogany surround and mantle shelf with a tiled hearth and matching tiled backplate with an inset living flame gas fire. Coved ceiling. Ceiling light

point. Two wall light points. TV point. Telephone point. Double radiator. Views onto front garden.

Dining Room

3.45m x 2.54m (11'4" x 8'4") plus entrance rebate 0.78m x 0.71m (2'7" x 2'4")

Coved ceiling. Ceiling light point. Radiator. Serving hatch through from the kitchen. Aluminium double glazed sliding patio doors out to rear patio and garden. Fitted blinds.

Breakfast Kitchen

2.54m x 3.22m (8'4" x 10'7") max

Attractive light oak fronted range of base and wall cupboards with granite effect work surfaces incorporating single drainer, single bowl sink unit with mixer tap over. Unit inset four ring brushed steel gas hob with an eye level brushed steel and glass Hotpoint oven and grill. Space and plumbing for washing machine. Space for additional appliance. Tiled splashback. Ceiling light point. Radiator. Serving hatch through to dining room. Wall mounted Veissmann Witodens 100 recently installed gas fired central heating boiler. Unit matched extractor hood over hob.

Off the Main Hallway is

Inner Hallway

2.40m x 2.40m (7'11" x 2'10") max

With a built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Ceiling light point. Attic access.

Bedroom No. 1

3.27m x 3.55m (10'9" x 11'8")

With a good range of fitted bedroom furniture comprising double wardrobe, dressing table and four drawer chest of drawers. Two single wardrobes. Storage over bed space. Ceiling light point. Radiator. Rear views.

Bedroom No. 2

2.64m x 2.86m (8'8" x 9'5")

With two single wardrobes. Storage space over bed space. Single radiator. Ceiling light point.

Bath / Shower Room

1.88m x 2.25m (6'2" x 7'5")

Fully tiled walls with inset display tiles. Separate shower cubicle has fitted tray with a Triton mains shower and folding doors to front. Matching panelled bath with mixer tap with shower attachment over, matching pedestal washbasin and WC. Wall mounted mirror fronted bathroom cabinet. Wall mounted shaver socket. Radiator. Ceiling light point.

OUTSIDE

Gardens

In from the front onto a tarmac driveway through twin brick built pillars which are stone topped with walls to either side, onto the driveway offering hardstanding for two vehicles and gives access to the attached garage.

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At the rear the property has a flagged pathway along the whole of the rear of the property which opens out onto patio seating area to the rear of the dining room / bedroom 3 and the main rear garden is lawned with shrub borders. There is close boarded fencing to two sides and hedging to the third. Space and base for shed.

Shed

2.05m x 1.47m (6'9" x 4'10")

Attached Garage

3.57m x 5.15m (11'9" x 16'11")

Up and over door to front. Upper opaque glazed panel door to the rear. Concrete floor. Boarded ceiling with attic access. Light and power. Fitted shelving.

GENERAL REMARKS & STIPULATIONS

VIEWING

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 **D**. The current annual charge is **£1435.36**.

Energy Performance Certificate

7, Mill Hill Crescent, NORTHALLERTON, DL6 1RY

Dwelling type: Detached bungalow Reference number: 0813-2898-7328-9894-7685
Date of assessment: 18 February 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 February 2014 Total floor area: 84 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,118
Over 3 years you could save		£ 327

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,611 over 3 years	£ 1,395 over 3 years	You could save £ 327 over 3 years
Hot Water	£ 354 over 3 years	£ 243 over 3 years	
Totals	£ 2,118	£ 1,791	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 219	✓
2 Solar water heating	£4,000 - £6,000	£ 108	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 678	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Approximate Floor Area
644.43 sq. ft.
(59.87 sq. m)

We have made every effort to ensure the accuracy of the floor plan, but we cannot be held responsible for any errors or omissions. The plan is for information purposes only and should not be used as a basis for any purchase or other transaction. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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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