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Northallerton
Estate
Agency 

STANEGATE
MILL HILL LANE, NORTHALLERTON DL6 1AP



A Traditional, Substantial 4-Bedroomed Detached Family House on a Good Sized Plot with Tremendous Scope for Extension in a Highly Sought After Residential Area Close to Town Centre & All Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attached Garage Plus Parking
- Scope for Updating, Modernisation & Extension
- Gardens to Front & Rear
- Walking Distance of Town Centre & Local Amenities

Offers in the Region of £310,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Stanegate, Mill Hill Lane, Northallerton DL6 1AP

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles	Richmond	14 miles
Yarm	13 miles	Bedale	7 miles
Ripon	16 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 good sized plot with good sized gardens and offers tremendous scope for further extension to side and rear subject to Purchasers requirements and the necessary Planning Permission. At present it provides well laid out and spacious, attractively presented 4-bedroomed accommodation in an excellent residential location.

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.

The property is also within an hour of the Coast at Scarborough, Whitby and Redcar.

DESCRIPTION

Stanegate at Mill Hill Lane comprises an architecturally attractive, uniquely positioned 4-bedroomed detached family house situated on a good sized plot in a highly sought after residential area of Northallerton on the favoured south side. The property is constructed of brick built under a clay tiled roof. It enjoys UPVC sealed unit double glazing and gas fired central heating. It has an attached garage to side and has tremendous scope for extension to side and rear subject to purchasers' requirements and the necessary planning permissions. At present although very well maintained it has excellent scope for updating and modernisation to purchasers' requirements. It is our opinion that there is tremendous development potential within the plot.

The property is approached through twin stone low level pillars which are stone topped onto block paved driveway offering hardstanding for vehicles giving access to the attached garage. The front garden is nicely arranged behind low level ornamental brick wall which is stone topped behind which is an area of front garden with deep mature well stocked shrub borders, hedged boundary to one side, post and rail to the other. The block paving proceeds across the front of the property and also then opens out on the other side to a concrete walkway which gives access through to the rear garden. Access to the rear garden is through a wrought iron gate and the garden then opens up to brick set walkways and pathways and a laid flagged patio. The garden is a nice mix of lawns with deep mature shrub borders, chippings seating areas, second natural stone patio with space and base to rear for shed. There is a natural area with two inset ponds.

Internally the property enjoys well laid out and spacious 4-bedroomed family accommodation which has been well maintained by the present owners but would benefit from some updating and modernisation and as previously mentioned has tremendous scope for extension to provide a substantial family house in a much sought after and highly desirable residential area.

Early inspection is essential to fully appreciate the property, its position, potential and presentation.

ACCOMMODATION

Walkway from driveway leads to the covered front entrance with verandah across the front of the property. . Quarry tiled step up. Through UPVC sealed unit double glazed front door with central etched glass oval panel and clear glazed window to side into:

Entrance Hall

3.37m x 2.71m (11'1" x 8'11")

Spacious and light open area with coved ceiling, centre ceiling light point, double radiator, telephone point. Stairs to first floor.

Rear Hall

1.95m x 1.18m (6'5" x 3'11")

Gives access to reception rooms and kitchen. Continuation of the coved ceiling. Door to:

L Shaped Understairs Storage Cupboard

2.10m x 1.69m (6'11" x 5'7") max overall

Opaque window to side providing some light.

Multi paned opaque glazed door into:

Sitting Room

4.88m x 4.23m (16' x 13'11") max into deep bay window

Coved ceiling. Centre ceiling light point. Two wall light points. Feature fireplace comprising natural stone surround with a cut granite hearth. Hardwood mantle shelf. Inset living flame gas fire. Matching stone built hardwood topped display plinth to either side for TV etc. Two radiators. TV point. Multi paned hardwood door gives access to:

Living Room

4.39m x 3.93m (14'5" x 12'11") with rear bay 2.05m x 0.88m (6'9" x 2'11")

Currently utilised as dining room. Radiator. Centre ceiling light point. Double radiator. Feature fireplace comprising tiled surround, mantle shelf and hearth with an inset living flame gas fire. Picture window to side. TV point. To the rear of the living room is a recess that has sliding patio doors with lovely views out to the rear garden. Radiator. Multi paned opaque hardwood door gives access to:

Kitchen / Diner

3.15m x 4.32m (10'4" x 14'2") max

With a range of dated base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer. Space and point for gas cooker. Space for fridge freezer. Floor mounted Myson Marathon gas fired central heating boiler. Tiled splashback. Extractor. Good sized window overlooking the rear garden. UPVC sealed unit upper etched glazed panelled door gives access to:

Rear Entrance

2.54m x 1.29m (8'4" x 4'3")

Ceiling light point. UPVC sealed unit double glazed rear leaded and etched glazed panel door gives access to outside. Internal door to:

Former Coal & Wood Store

2.10m x 1.62m (6'11" x 5'4")

With central dividing wall. Presently utilised for storage and having shelving to one side and wall light point.

Downstairs WC

2.05m x 0.81m (6'9" x 2'8")

With a low level WC. Wall mounted wash basin with tiled splashback. Wall mounted Dimplex electric heater. Ceiling light point. Rear opaque window. Access to Garage.

From the Entrance Hall

Stairs to First Floor with stained and polished mahogany balustrade leading up past turn and half landing with window up to:

First Floor Landing

2.61m x 0.88m (8'7" x 2'11")

With ceiling light point. Attic access.

Bedroom No. 2

4.11m x 3.96m (13'6" x 13')

With a built in wardrobe having hanging and storage with sliding louvre door to front. Double radiator. Ceiling light point.

Bedroom No. 1

4.37m x 3.93m (14'4" x 12'11")

With built in cupboard with hanging and storage. Ceiling light point. Double radiator. Views over rear garden.

Bedroom No. 3

3.07m x 3.01m (10'1" x 9'11")

Exposed wood floor. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 4

3.05m x 2.10m (10' x 6'11") plus entrance recess 3.35m x 0.61m (11' x 2')

Exposed wood floor. Ceiling light point. Coved ceiling. Radiator.

Shower Room

2.13m x 2.03m (7' x 6'8")

Fully tiled walls to 2 ½ sides. Tiled floor. Suite comprising fully tiled shower cubicle with a Mira Sport electric shower. Hinged shower door. Matching pedestal wash basin and WC. Radiator. Built in airing cupboard housing lagged cylinder with immersion heater with useful shelved cupboard storage over. Ceiling light pull and point.

Garage

2.59m x 5.45m (8'6" x 17'11")

With up and over door to front. Concrete floor. Internal shelving. Light and power. Window to side. Rear access door into hallway.

Gardens

The front garden is nicely arranged behind low level ornamental brick wall which is stone topped behind which is an area of front garden with deep mature well stocked shrub borders, hedged boundary to one side, post and rail to the other. The block paving proceeds across the front of the property and also then opens out on the other side to a concrete walkway which gives access through to the rear garden. Access to the rear garden is through a wrought iron gate and the garden then opens up to brick set walkways and pathways and a laid flagged patio. The garden is a nice mix of lawns with deep mature shrub borders, chippings seating areas, second natural stone patio with space and base to rear for shed. There is a natural area with two inset ponds.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

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

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX BAND

According to the Hambleton District Council website the council tax band for this property is **E** which currently shows an annual charge of **£1859.27**. Please check with Hambleton District Council for any changes to this charge.



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.