



**MORTON ON
SWALE, NORTHALLERTON, DL7
OFFERS IN THE REGION OF £325,000**



**Northallerton
Estate Agency**



Morton on Swale

Northallerton, DL7

A Substantial Well Laid Out & Spacious 3 – 4 Bedroomed Detached Village Residence of Character and Distinction in Sought After & Convenient Village Location

- UPVC Sealed Unit Double Glazing
- Extensive Hardstanding to Front & Side
- Quality Fitted Kitchen & Bathroom
- Oil Fired Central Heating
- Raised Attractive Private Rear Gardens
- Planning Permission & Base for Double Garage
- EPC RATING - E

SITUATION

Northallerton 4 miles A.19 10 miles
 Bedale 6 miles Teesside 20 miles
 A1 5 miles Darlington 20 miles
 York 25 miles Thirsk 12 miles
 Catterick 8 miles Ripon 17 miles
 (All distances are approximate)

East End House is attractively situated adjacent to the minor road through from Ainderby Steeple to Bedale midway between the market towns of Northallerton and Bedale within walking distance of good location amenities extending to village shop, renowned Primary School, Public House/Restaurants, locally renowned butcher and Churches at Ainderby Steeple and Scruton.

The property is within easy travelling distance of Northallerton and Bedale where a full a comprehensive range of educational, recreational and medical facilities are to be found together with twice weekly markets and varied shopping.

The village of Morton on Swale is situated to the west of Northallerton and lies within convenient and easy commuting distance of Bedale, the A.1 and A.19 trunk roads, Teesside, Darlington and York.

Covered Entrance

In through composite front door with upper leaded and etched glass panels. Outside light.

Entrance Hall

18'8" x 6'10"
 With an attractive natural terracotta tiled floor. Coved ceiling. Light point. Double radiator. Telephone point. Stairs to first floor.

Lounge

20'4" x 14'0"
 Coved ceiling. Attractive porthole window and bay window to front. TV and Sky points. Two double radiators. Feature fireplace comprising painted and carved surround with a quarry tiled hearth. Inset cast fire surround and basket grate. Three wall light points. Ceiling light point. French doors to:

Sun Room

12'6" x 6'0"
 Attractive tiled floor. Monopitch ceiling. Windows to two sides providing ample natural light. Double radiator. Power points. Great views onto rear garden.

Kitchen / Diner

18'6" x 12'6"
 Range of cream modern base and wall cupboards with brushed steel door furniture. Wooden work surfaces with inset twin drainers and an inset Belfast sink with mixer tap. Space for range with Stoves extractor over cooker. Built in dishwasher, fridge and freezer with unit matched doors to front. Shelved glass fronted display cabinet. Inset ceiling light spots. Continuation of the attractive terracotta tiled floor.
 Dining area – radiator. Inset ceiling light spots. TV point. Large double-glazed window to rear. Rear double-glazed stable door which gives access out to:

Utility / Boot Room

10'5" x 5'6"
 Tiled floor. Double glazed window to two sides providing for a nice degree of natural light. Rear double-glazed door out to rear. Recessed utility area with space and plumbing for washing machine. Shelf for dryer.

Downstairs WC

5'1" x 2'7"
 Duoflush WC. Wall mounted wash basin with tiled splashback. Heatstore water heater. Flush mounted ceiling light point. Extractor.

Stairs to First Floor

Stained and polished pine balustrade and spindles leading up to:

First Floor Landing

17'10" x 3'3"
 Coved ceiling. Ceiling light point.

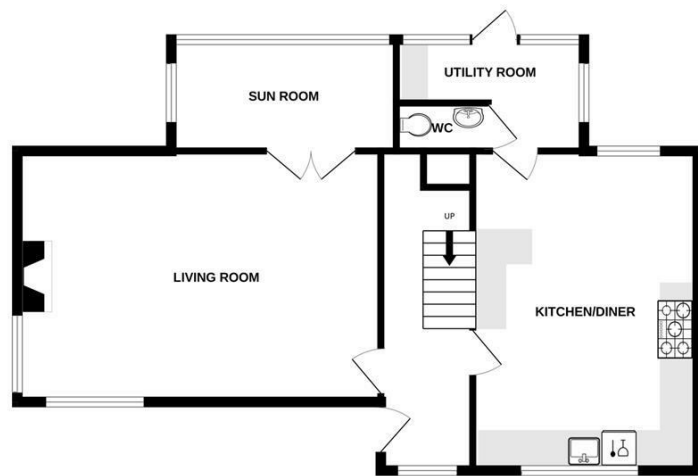
Potential Office / Occasional Bedroom

8'4" x 4'8"
 Window

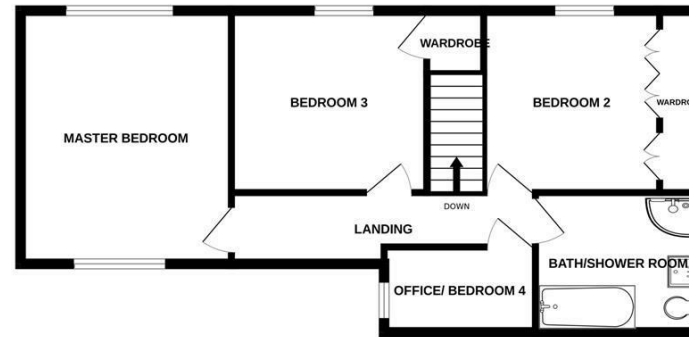


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR

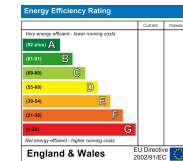


1ST FLOOR



MORTON ON SWALE, NORTHALLERTON, NORTH YORKSHIRE

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.
Made with Metropix ©2023



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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency