



15 JERVAULX ROAD, MORTON ON SWALE,
NORTHALLERTON
OFFERS IN THE REGION OF £240,000



Northallerton
Estate Agency



Jervaulx Road

Northallerton, DL7 9RA

THE PROPERTY COMPRISES A BRICK BUILT WITH CLAY PANTILE ROOF 2-BEDROOMED DETACHED BUNGALOW RESIDENCE ENJOYING THE BENEFIT OF UPVC SEALED UNIT DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, AND UPVC SOFFITS AND GUTTERS. TO THE FRONT THERE IS ACCESS ONTO A TARMACADAM DRIVEWAY OFFERING HARDSTANDING FOR A VEHICLE AND GIVING ACCESS THROUGH TWIN GATES TO HARDSTANDING ADJACENT TO THE PROPERTY FOR TWO FURTHER VEHICLES AND ACCESS TO THE GARAGE.

- 2-BEDROOM DETACHED BUNGALOW

- QUALITY KITCHEN

- QUIET LOCATION

- GARAGE

- HIGHLY SOUGHT AFTER AREA QUIET

- UPVC



LIVING ROOM

SEALED UNIT DOUBLE GLAZED BAY WINDOW TO FRONT. FEATURE STONE BUILT FIRE SURROUND WITH AN INSET GRATE, MARBLE HEARTH, HARDWOOD MANTEL SHELF AND DISPLAY NICHE. ADJACENT MATCHED TV AND STEREO PLINTH. MAHOGANY TOPPED WITH TV POINT. ROOM HAS MINI COVED CEILING, CENTRE CEILING LIGHT POINT AND DOUBLE RADIATOR.

KITCHEN

KITCHEN COMPRISES WIDE RANGE OF BASE AND WALL CUPBOARDS, WOOD EFFECT WORK SURFACES WITH INSET SINGLE DRAINER, SINGLE BOWL STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAP OVER. SPACE AND POINT FOR ELECTRIC COOKER. SPACE AND PLUMBING FOR WASHING MACHINE. SPACE FOR FRIDGE FREEZER. TILED SPLASHBACKS. TWO CEILING LIGHT POINTS. WINDOWS TO TWO SIDES. RADIATOR. FITTED CUPBOARD HOUSING BAXI 400 COMBINATION GAS FIRED CENTRAL HEATING BOILER WITH USEFUL SHELVED STORAGE TO SIDE.

HALLWAY

CEILING LIGHT POINT. RADIATOR.

BEDROOM 1

WITH MINI COVED CEILING. CENTRE CEILING LIGHT POINT. RADIATOR. FITTED RANGE OF TWO DOUBLE WARDROBES WITH STORAGE OVER. CENTRAL DRESSING TABLE WITH DRAWERS AND MIRROR BACK.

BEDROOM 2

CENTRE CEILING LIGHT POINT. RADIATOR. TWO SINGLE WARDROBES WITH HANGING AND STORAGE. CENTRAL DRESSING TABLE WITH DRAWERS AND MIRROR BACK.

BATHROOM

WITH AN ENAMELLED BATH WITH MIXER TAP AND SHOWER ATTACHMENT OVER. FITTED SHOWER RAIL. MATCHING PEDESTAL WASH BASIN AND WC. RADIATOR. CEILING LIGHT POINT. MINI COVED CEILING. WALL MOUNTED SHAVER SOCKET. CORNER SHELVED STORAGE CUPBOARD.

GARDEN

THE FRONT GARDEN IS LAID TO LAWN WITH SOME INSET SHRUBS AND ROSE BUSHES, FLAGGED PATHWAY ACROSS THE FRONT OF THE PROPERTY. AT THE REAR THE PROPERTY ENJOYS A FLAGGED PATIO AREA OPENING OUT ONTO LAWNED GARDEN WITH CONCRETE CRAZY PAVED WALKWAY DOWN TO A FURTHER FLAGGED PATIO AREA WITH SPACE AND BASE AND A SHED ON IT. UP FROM THE SIDE THROUGH UPVC SEALED UNIT DOUBLE GLAZED FRONT DOOR WITH UPPER OPAQUE AND LEADED GLASS LIGHT.

GARAGE

BRICK BUILT WITH A MONOPITCH CEILING. CONCRETE FLOOR. LIGHT AND POWER. UP AND OVER DOOR TO FRONT, PEDESTRIAN DOOR TO REAR.

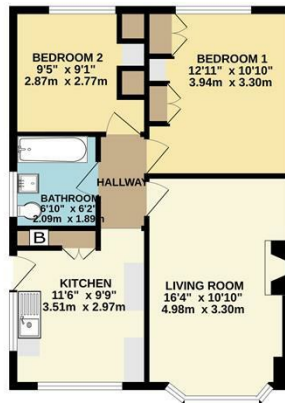
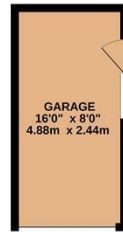
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - TBC



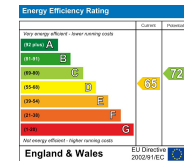
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



35 JERVUUX ROAD, MORTON ON SWALE, NORTHALLERTON, DL7 9RA

TOTAL FLOOR AREA: 681 sq. ft. (63.2 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metaplex 02/25



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