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Station Lane  
Morton On Swale, Northallerton, DL7 9QR

**Offers in the region of £339,950**

House - Detached  
4 Bedroom/s  
1 Bathroom/s

A beautifully presented and extended four bedroomed detached family home with large private gardens situated within the village of Morton on Swale. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall, spacious living room, dining room, family room / office, open plan kitchen / breakfast room, rear hall and cloak room / wc. To the first floor there are four bedrooms and a family bathroom. Externally there are large private side and rear gardens with lawn and separate patio and seating area's. The village of Morton on Swale provides easy access to Northallerton and the A1M together with a public house and Primary School.





- Extended four bedroomed detached family home
- Three receptions rooms
- Large private rear and side gardens with lovely seating area
- Garage and off street parking
- Beautifully presented living accommodation
- Open plan kitchen / breakfast room
- Gas fired central heating and double glazing
- Village location

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire D

Note - Solar panels lease the airspace above the roof



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TOTAL FLOOR AREA: 129.1 sq.m. (1389 sq.ft.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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