



### 19 Jervaulx Road, Morton On Swale Northallerton DL7 9RA

A three-bedroom detached bungalow, situated in the well-served village of Morton on Swale. The property offers the following accommodation: an entrance hall, a 20ft long living room, a fitted kitchen with integrated oven, hob, and extractor hood, a newly fitted shower room/W.C., two double bedrooms and a single bedroom, a large garage, and a conservatory. The front garden is laid to lawn and looks directly onto the green, with a long driveway providing off-street parking for several vehicles. The rear garden is laid to lawn with a mature shrub border. A well-finished bungalow in an excellent location, set on a no-through road. Viewing is highly recommended.

EPC Rating D - Council Tax Band C

**£295,000**

## LOCATION

Jervaulx Road is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a primary school and public house. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

## DIRECTIONS

Proceed out of Northallerton on the A684. Continue through the village of Ainderby Steeple and into Morton on Swale. Take the second turning on the left onto Cromwell Drive and bear left then right onto Jervaulx Road where No. 19 can be found on the left hand side identified by our for sale board.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With a double glazed entrance door to side, a radiator and cloaks cupboard.

### LIVING ROOM

19'4" x 10'10" (5.91 x 3.31)

With a double glazed bay window to front, a double glazed window to side, a radiator and access to the third bedroom.



### FITTED KITCHEN

9'11" x 8'6" (3.03 x 2.61)

With a double glazed door to the conservatory, a radiator, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated electric oven, induction hob and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine and boiler.



CONSERVATORY

10'6" x 9'1" (3.21 x 2.78)

With lighting, plug sockets and radiator.



**BEDROOM ONE**

12'0"x 9'10" (3.66x 3.01)

With rear facing double glazing, built in sliding door wardrobes and radiator.



## BEDROOM TWO

8'9" x 7'8" (2.67 x 2.35)

With side facing double glazing and radiator.



## BEDROOM THREE/STUDY

8'8" x 6'10" (2.66 x 2.09)

With front face double glazing and radiator.



### SHOWER ROOM/WC

6'9" x 5'6" (2.058 x 1.683)

With a double-glazed window to the side, the modern white suite includes a walk-in shower, a vanity wash hand basin, a W.C., and a heated ladder-style towel rail.



## REAR GARDEN

Mostly laid to lawn, side access, oil tank and planted shrub border



## GARAGE

21'11" x 7'10" (6.7 x 2.4)  
With side and front access.



## FRONT GARDEN

An open front garden laid to lawn, offering stunning views of the green, with a driveway for two cars and bordered by well-planted border.



## EXTERNAL

### PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

### CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### MORTGAGE AND FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

### MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Off Road Parking

BROADBAND SPEED:

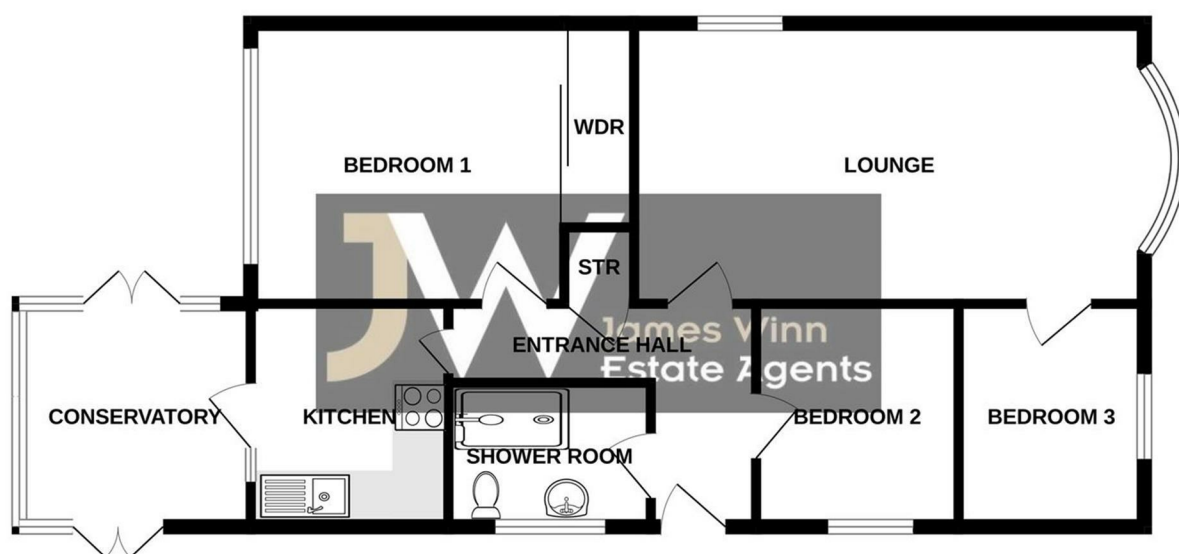
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) 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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