



**James Winn
Estate Agents**

Tel: 01609 777125 Fax: #

www.jameswinn.co.uk

Northallerton,
info@jameswinn.co.uk



3 Station Lane, Morton On Swale Northallerton DL7 9QR

**** Village Location ****

This spacious three bedroom, detached bungalow located in the village of Morton on Swale is sure to attract interest. Located a stones throw from the local primary school and just a short distance from Northallerton with its town center and rail links the bungalow is ideally situated. The space and size on offer must be seen to be appreciated and represents the perfect opportunity to create your dream home. Internal accommodation consists of a lounge/diner, three bedrooms, shower room and kitchen whilst outside the property offers a good sized and well established garden, off street parking for multiple vehicles and gravelled front garden with access ramp to front door. Gas central heating and UPVC double glazed windows are present as expected.

EPC Rating C - Council Tax Band C.

£275,000

LOCATION

Situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers, a primary school, a public house and a regular bus service to Bedale and Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

Head west out of Northallerton on the A684, through the village of Ainderby Steeple and into the village of Morton on Swale, take the first right onto Station Lane where the property is located on your left.

LOUNGE/DINER

21'7" x 10'2" (6.59 x 3.12)

With front facing UPVC bow window, two TV points and two radiators.



KITCHEN

10'9" x 9'3" (3.30 x 2.82)

With front and side facing UPVC doors and windows, a range of wall, draw and floor units, stainless steel sink and drainer, plumbing for washing machine, gas cooker, space for fridge, tiles splash back and a radiator.



BEDROOM ONE

11'8" x 9'3" (3.56 x 2.83)

With rear facing UPVC double glazed window, airing cupboard and a radiator.



BEDROOM TWO

7'1" x 9'3" (2.18 x 2.83)

With side facing UPVC double glazed window and a radiator.



BEDROOM THREE

14'4" x 10'2" (4.39 x 3.12)

With rear facing UPVC double glazed french doors, TV point and a radiator.

SHOWER ROOM

5'8" x 6'5" (1.75 x 1.96)

With side facing UPVC double glazed window, close-mat wash & dry WC, shower, wash hand basin and a radiator,



GARAGE

With a manual up and over door, power and lighting.

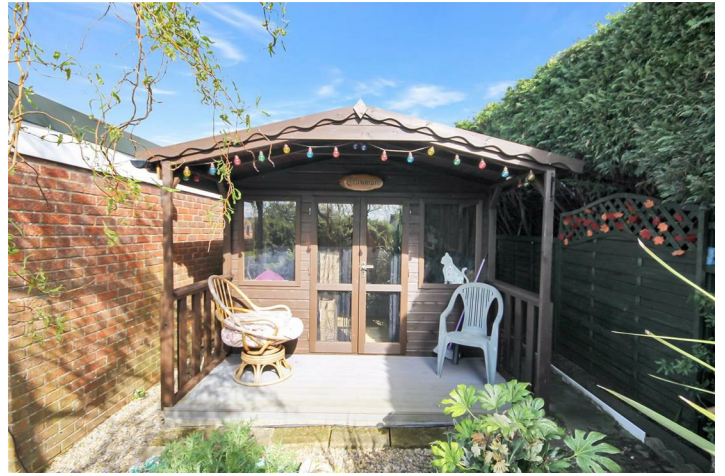
GARDEN

With a well established rear garden, mostly laid lawn, pond and timber shed.



SHED

With fitted power points.



EXTERNALLY



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.

MORTGAGE & 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.

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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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 as mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Multiple Vehicles

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: No

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

