





16 JERVAULX ROAD, MORTON ON SWALE

NORTHALLERTON, DL7 9RA

£220,000

FREEHOLD

An excellent two bedroom semi detached bungalow located in a quiet cul de sac with open views to the rear. The property is nicely positioned for Northallerton, Bedale and the A1(M) and offers well presented accommodation and benefits from off street parking, garage, private South facing rear garden and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

16 JERVAULX ROAD, MORTON ON SWALE

• Two Double Bedrooms • Convenient Village Location • Ideal For Bedale, Northallerton & The A1(M) • Attractive Private Garden • Garage & Off Street Parking • No Onward Chain • Well Presented Accommodation • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This excellent two double bedroomed detached bungalow is located in a quiet and convenient position close to the Bedale town centre with a local shop and bus stop also close by.

The property opens into a porch with a store cupboard for coats and shoes and leads through to the sitting room.

The sitting room is a spacious and bright room with a bay window to the front and there is space for dining furniture too. The kitchen has a door to the side out to the driveway and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with drainer. There is a four ring electric hob with an extractor hood over plus an electric oven and there is space for a washing machine and a tall fridge and freezer.

Bedroom one is an excellent double to the rear of the bungalow overlooking the garden via the conservatory and bedroom two is another smaller double also to the rear with French doors leading out to the garden. The shower room comprises of a step in shower enclosure with a screen and there is a push flush W.C and a pedestal mounted washbasin.

Outside

To the front is an attractive lawned garden with a central gravelled square ideal for decorative plant pots. To the side is a resin coated driveway providing off street parking for multiple cars leading to the garage and there is gated access to the rear garden. The garage has an electric roller door, lighting and power points and a window and door to the garden. The private rear garden has been designed for ease of maintenance and entertaining and has a paved seating area off the French doors to bedroom two overlooking a pea gravelled garden with flower bed borders ready for planting and all enclosed by fenced boundaries. Beyond the garden are open fields providing a pleasant view.

Location

Morton on Swale is a large village and civil parish in the Hambleton district of North Yorkshire, England. It lies on the A684 road about 4 miles west of the County Town of Northallerton. It is less than 1 mile (1.6 km) to the village of Ainderby Steeple. As the name suggests it lies on the River Swale. Notwithstanding its name, Ainderby Steeple Church of England Primary School is situated on Station Lane, Morton-on-Swale which is within the catchment area of Northallerton School, which provides secondary education and sixth form facilities. Also located in the village near the Primary School is The Dales School, which is a special co-educational school for those with severe and complex learning

requirements. It provides some post 16 years old education.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler (in the loft)

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants:

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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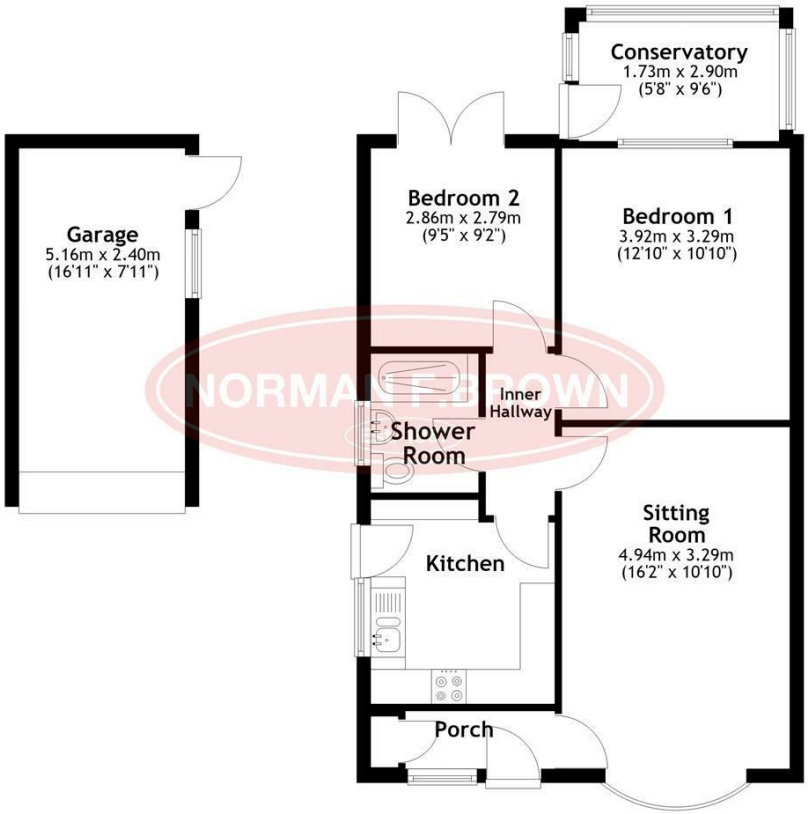






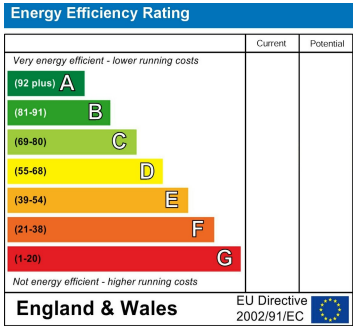
Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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