



4 Jervaulx Road

Morton on Swale, Northallerton, North Yorkshire, DL7 9RA



Robin Jessop

A DETACHED BUNGALOW IN A QUIET VILLAGE LOCATION WITH VIEWS ACROSS THE OPEN COUNTRYSIDE

- Spacious Detached Bungalow
- Two Bedrooms
- Three Reception Rooms
- Front and Rear Garden
- Garage & Parking
- Accessible Village Location
- Viewing by Appointment Only
- Offers In Excess Of: £285,000

SITUATION

A1(M) interchange at Leeming 3 miles. Northallerton Train Station 3 miles. Northallerton 4 miles. Bedale 6 miles. Ripon 18 miles. York 39 miles. Leeds Bradford and Newcastle airports are both a one hour's drive. All times and distances are approximate.

4 Jervaulx Road stands well towards the southern edge of the village in a secluded location. Its location allows convenient access to Northallerton, Bedale and the A1 (M). The village of Morton on Swale benefits from a village shop, hairdressers, pub and a primary school as well as being on a regular bus route.

Morton on Swale is well placed in relation to the market towns of Northallerton and Bedale where there is a large range of amenities. Due to the close proximity of the A1 (M), the larger centres of Leeds, York and Darlington are within reasonable commuting distance.

DESCRIPTION

4 Jervaulx Road comprises a deceptively spacious two bedroom bungalow set in a 0.07 acre plot. The property has been modernised and is superbly located in a quiet cul de sac, with the rear garden overlooking the open countryside.

The property is entered via a welcoming entrance hall which leads through to a generous sitting room, a bright and inviting space centred around a feature fireplace.



A large bay window overlooks the front garden, allowing an abundance of natural light to fill the room.

The kitchen is fitted with a range of wall and base units, complemented by integrated appliances including an oven and hob, dishwasher and under-counter fridge freezer. A door provides internal access to the garage.

Leading from the inner hall is a versatile dining room, which enjoys a pleasant outlook into the conservatory. This flexible space could also lend itself to a variety of alternative uses, depending on a purchaser's requirements.

The conservatory provides an excellent additional reception room, offering year-round enjoyment of the garden with doors opening directly onto the patio.

There are two well-proportioned double bedrooms, together with a beautifully appointed contemporary wet room, fitted with a walk-in shower, vanity unit and WC.

Externally, the property occupies a particularly attractive plot with beautifully maintained gardens to both the front and rear. The enclosed rear garden has been thoughtfully landscaped to include a paved seating area, shaped lawn and well-stocked borders, creating a private and colourful outdoor space. Backing directly onto open countryside, the property enjoys delightful far-reaching rural views.

The rear garden also benefits from a timber summer house and separate garden shed, providing excellent storage together with flexibility for those seeking a workshop, hobby room or peaceful garden retreat.

This well-presented detached bungalow presents a rare opportunity to acquire a home in a highly sought-after village setting, combining spacious and versatile accommodation, beautifully maintained gardens and stunning open countryside views.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Has Central Heating (Kerosene).

ENERGY PERFORMANCE CERTIFICATE

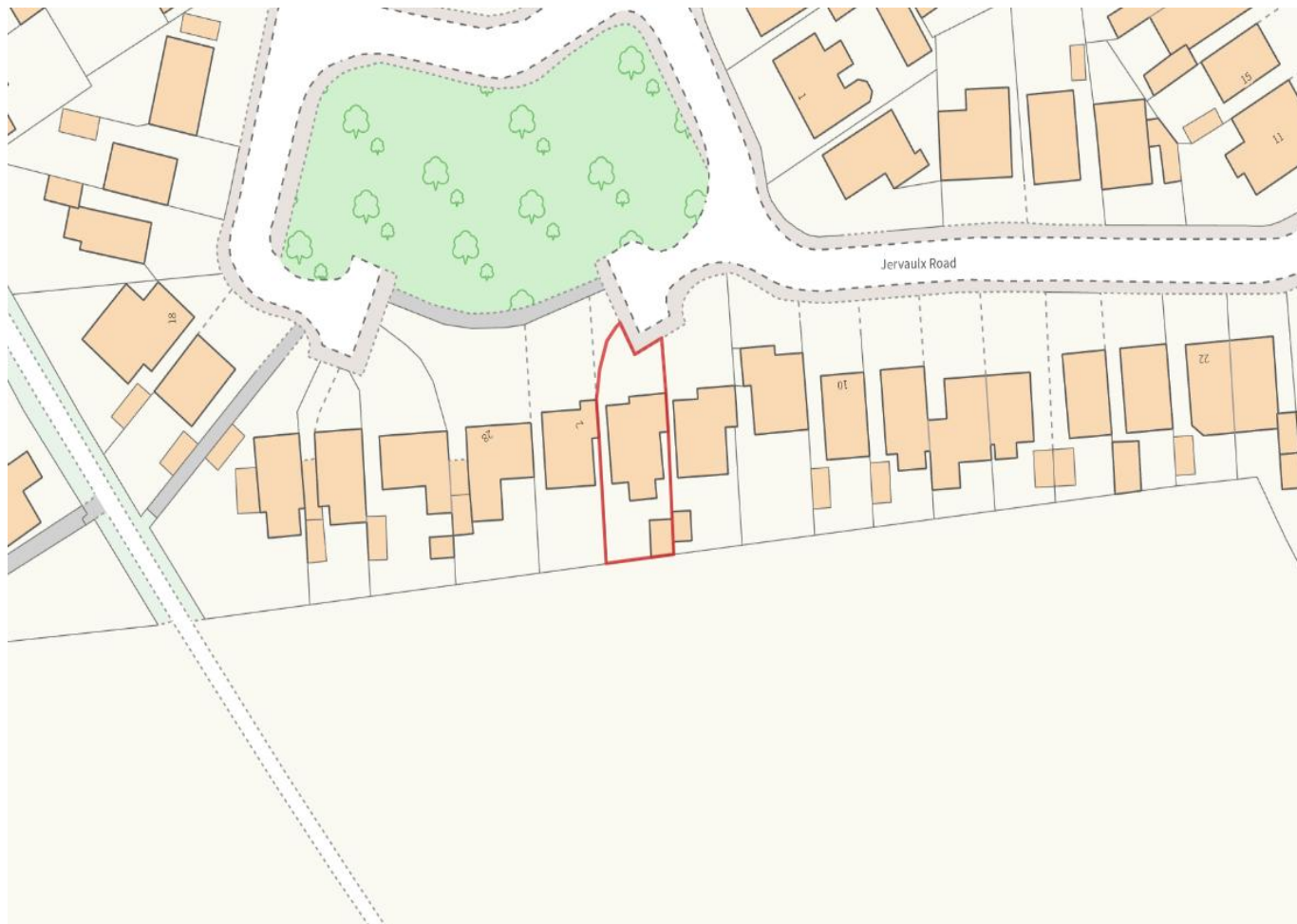
Current Rating – C (72)

Potential Rating – B (90)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

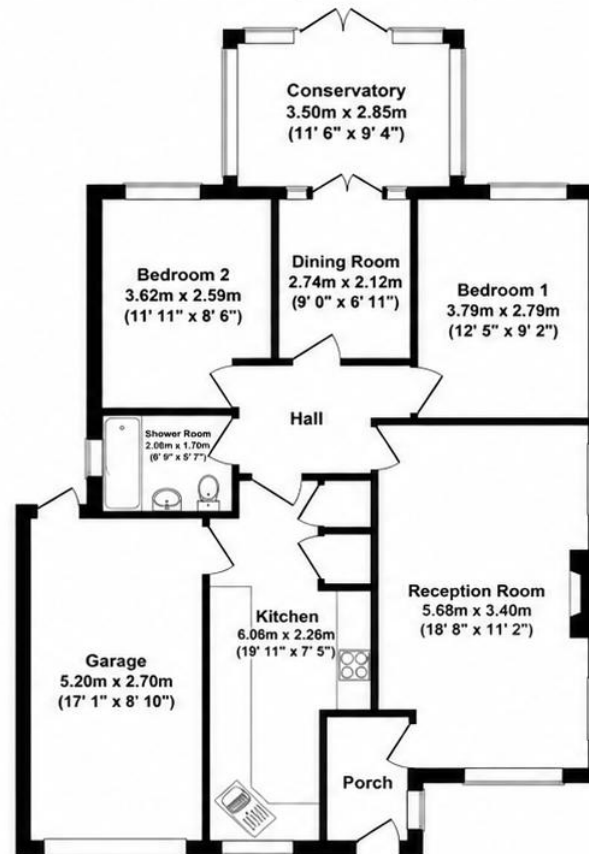
LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100



4 Jervaulx Road, Morton on Swale, Northallerton

Approximate gross internal area
96.1 sq m - 1034 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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