



16 ST. HELENS CLOSE

MORTON ON SWALE, NORTHALLERTON, DL7 9TD

£300,000
FREEHOLD

A spacious three bedroom detached home with a great layout, located in a convenient village for Bedale, Northallerton and the A1(M). The property benefits from a contemporary style, off street parking, double garage and a superb private rear garden. Offered for sale with no onward chain, viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

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• Three Bedrooms • Detached House • Spacious Accommodation With A Great Layout • Off Street Parking & Double Garage • Large Private & Enclosed Garden • Convenient Village Location • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This spacious home is located in a convenient village for Bedale, Northallerton and junction 51 of the A1(M) and is nestled away on a great plot within a quiet cul de sac.

The property opens into a hallway with a staircase to the first floor and a cloakroom neatly hidden away under the stairs.

The sitting room is bright and spacious with an electric fire providing a cosy feel and a large bay window to the front. The sitting room is open to dining kitchen and is spacious with room for a six seater dining table and chairs, ideal for entertaining. The kitchen itself comprises of a range of handleless wall and base units with a wood worktop over with tiled splashbacks and a single sink with a drainer. There are integrated appliances including a fridge freezer, a five ring Neff induction hob with an extractor hood over plus a double electric oven with a grill and there is space for a dishwasher. A peninsula breakfast bar provides a sociable divide between the kitchen and dining area. Off the dining kitchen, French doors open to a conservatory which provides a nice link to the garden and has plumbing for the washing machine.

To the first floor the landing continues the bright and airy feel with a built in airing cupboard and a loft hatch. Bedroom one is a good double to the front and

Bedroom two is another excellent double with a built in wardrobe and a lovely view of the garden and land beyond. Bedroom three is a good single bedroom with a built in bed over the stair bulk head and would also make a lovely at home office. The bathroom comprises of a panelled bath with an electric shower over and screen, plus a push flush W.C and a pedestal mounted washbasin.

Outside

The front is mainly gravelled for ease of maintenance with a paved driveway providing off street parking to the side. Double timber gates reveal further parking at the rear leading to the double garage and garden. The rear garden has a paved sun terrace with a planted shrub border overlooking a lawned garden all enclosed by fenced boundaries.

The double garage has an up and over door, lighting and power points plus a window and a door to the side.

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 – D

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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot water cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

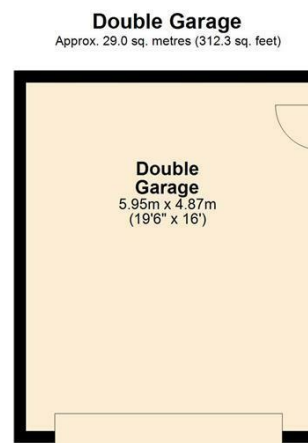
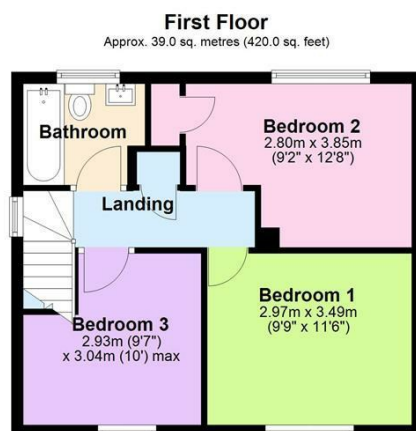
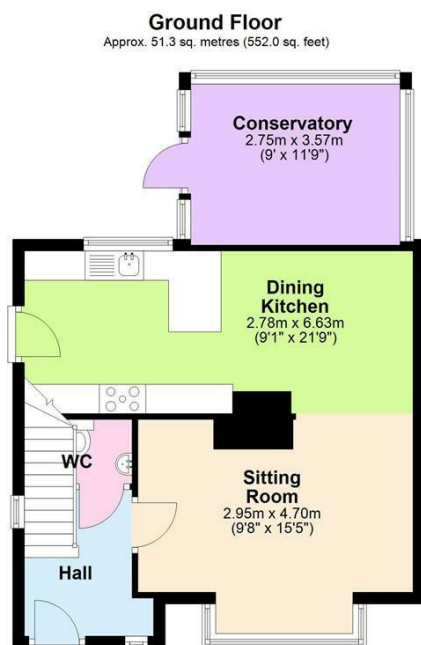
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 119.3 sq. metres (1284.3 sq. feet)



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

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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